Robert Ellis

look no further...

Ingham Road,
Long Eaton, Nottingham
NG10 4HX

£285,000 Freehold

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A THREE/FOUR BEDROOM VICTORIAN SEMI DETACHED PROPERTY THAT HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS.

Robert Ellis are delighted to bring to the market a property that offers spacious accommodation having original features to the property with modern fitments and a contemporary decor throughout. Benefiting from large bedrooms and two bathrooms this property would ideally suit the first time buyer or growing family. The property has well maintained by the current owners and is ready to move into accommodation. Being located within easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, we recommend an early internal viewing to appreciate the accommodation on offer.

The house stands back from the road and is constructed of brick to the external elevation all under a pitched tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious hallway with large storage cupboard, lounge to the front with a bay window, separate dining room to the rear flowing on to the kitchen, utility and ground floor bathroom. To the first floor there are three bedrooms and a shower room accessed from the master bedroom as well as the landing. To the second floor there is a double bedroom with two Velux windows. Outside there is a front garden area and path leading to the front entrance door at the side and a gate leading to a privately enclosed rear garden where there is a large summerhouse having power and lighting which could be used for many things and two storage sheds and a greenhouse.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1 which is literally only a few minutes drive away from the property, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door, stairs to the first floor, UPVC double glazed window, radiator, telephone point, door to understairs storage cupboard and door to:

Lounge
14'6 into bay x 12'10 approx (4.42m into bay x 3.91m approx)
UPVC double glazed bay window to the front, coving to ceiling, inset gas fire, TV point, radiator.

Dining Room
12'7 x 12'3 approx (3.84m x 3.73m approx)
Two UPVC double glazed windows, inset gas fire, radiator, dado rail and coving to ceiling.

Kitchen
9'10 x 7'5 approx (3.00m x 2.26m approx)
Wall, base and drawer units with roll edged work surface over, sink with mixer tap over, integrated oven, grill and five ring gas hob with extractor hood over, integrated dishwasher, built-in fridge, two wine racks, tiled floor, tiled walls and splashbacks, UPVC double glazed window to the side and open to:

Utility Room
8'1 x 7'5 approx (2.46m x 2.26m approx)
Tiled floor, gas central heating boiler, appliance space, plumbing for automatic washing machine, wall and base units with work surface over, UPVC double glazed rear exit door and door to:

Bathroom
8'11 x 4'9 approx (2.72m x 1.45m approx)
A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., wash hand basin housed in a vanity unit offering ample storage, tiled walls and splashbacks, UPVC double glazed window to the side, tiled floor and access to loft space.

First Floor Landing
Radiator and doors to:

Bedroom 1
12'1 x 11'2 approx (3.68m x 3.40m approx)
UPVC double glazed window to the front, dado rail, fitted wardrobes, TV point, radiator and door to shower room.

Bedroom 2
8'2 x 7'6 approx (2.49m x 2.29m approx)
UPVC double glazed window to the rear, TV point, radiator.

Bedroom 3
12'6 x 5'9 approx (3.81m x 1.75m approx)
UPVC double glazed window to the rear, radiator, door to understairs storage cupboard.

Shower Room
Accessed from the landing and master bedroom, with a walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, chrome heated towel rail, extractor fan and UPVC double glazed window to the side.

Second Floor Landing

Attic Room/Bedroom 4
17'7 x 11'8 approx (5.36m x 3.56m approx)
Radiator, Velux windows to the front and rear, power and TV points, laminate floor and beams to the ceiling.

Outside
To the front of the property there is a small walled garden with a pathway leading to the side entrance door and enclosed gated access to the rear. To the rear there is a block paved patio leading to the lawn which has borders to the sides having flowers and a path leading to the bottom of the garden where there is an additional patio area housing the summerhouse (11'10 x 5'2) having double doors, windows, shelving, power and light. Either side of the summerhouse there is additional storage. There is an outside tap, a greenhouse, power points and the garden is privately enclosed with fenced and walled boundaries.

Directions
Proceed out of Long Eaton along Derby Road and turn right into College Street. Proceed along College Street for some distance and turn right into Cavendish Road, turn left into Ingham Road and the property can be found on the left as identified by our 'for sale' board.
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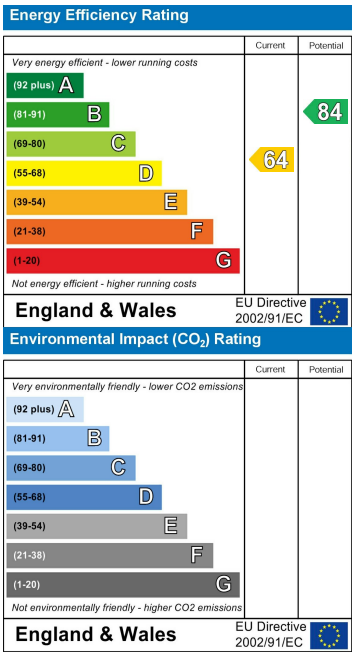

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.