Robert Ellis

look no further...







Craig Street,
Long Eaton, Nottingham
NG10 1ET

Price Guide £320-325,000

Freehold

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THE PERFECT BLEND OF PERIOD CHARM AND MODERN LIVING. A MUST VIEW IF YOU ARE SEEKING A CHARACTER PROPERTY.

Robert Ellis are delighted to market this impressive property that is well presented both internally and externally. The entrance door opens into the entrance hallway with stairs rising to the first floor with stripped original wooden doors leading to the two reception rooms. The living room has original coving, a working fireplace and storage into the chimney recesses. There is a wood burning stove in the dining room and more period features and door leading to the kitchen. The kitchen is a great space, it was designed and installed by Ramsey's in 2023 and has a feature glass ceiling and bi folding doors to the rear. The conservatory is extremely spacious and enjoys excellent views of the rear garden.

To the first floor there are three bedrooms, two are double and the third is a single or a home office. The rear garden is well established, fully enclosed and extremely private and has the benefit of a garden room.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks and within walking distance of the town centre, there are nearby bus stops available and fantastic transport links including easy access to the A50, M1 an A52 to both Nottingham and Derby. An internal viewing is highly recommended to appreciate the property and location on offer.





Entrance Hallway
Composite entrance door with a half moon obscure glazed light panel and decorative light panel above, tiled floor, stairs to the first floor, original stripped wooden doors to:

Living Room
13'0" x 11'6" into recess approx (3.97m x 3.51m into recess approx)
Two timber framed double glazed windows to the front, original coving, ceiling rose, picture rail, working fireplace having an Adam style surround and feature tiled insert, marble hearth, original exposed wooden floorboards with underfloor insulation, cast iron style radiator, shelved recesses, cupboards housed in the recesses, one having power.

Dining Room
11'4" into recess x 12'11" approx (3.46m into recess x 3.95m approx)
Two timber framed double glazed windows to the front, picture rail, timber framed single glazed window opening into the conservatory, original stripped wooden floorboards, cast iron fireplace, original stripped wooden door with underfloor insulation, shelving and original cupboards into the recess with drawers, exposed brick open fireplace with wood burning stove set upon a tiled hearth and cast iron style radiator. Doors to the kitchen and conservatory.

Conservatory
15'9" x 8'5" approx (4.82m x 2.57m approx)
Brick dwarf wall with timber framed double glazed windows, polycarbonate roof, tiled floor, French doors to the rear, cast iron style radiator, half timber and decorative stained glass panels within to:

Kitchen
18'4" x 9'11" approx (5.60m x 3.04m approx)
Timber framed single glazed window to the conservatory, black aluminium bi-fold doors, double glazed roof lights, Ramsey's fitted kitchen (2023) with handle-less, soft closing wall, base and drawer units having a concrete effect laminate work surface over with matching upstand, space for a Range style cooker, glass splashback with stainless steel extractor hood, under cabinet lighting, integrated appliances including a fridge, freezer, dishwasher, Neff washing machine and integrated wine rack. Wall mounted radiator, laminate tiled effect flooring, cupboard housing the Worcester Bosch boiler (fitted 2025), composite 1½ bowl sink and drainer with mixer tap, understairs storage cupboard with power and light and housing the electric consumer unit.

First Floor Landing
Split level landing with original doors to:

Bedroom 1
12'7" x 11'7" into recess approx (3.85m x 3.54m into recess approx)
Timber framed double glazed sash window (2024), internal insulation, ceiling rose, picture rail, cast iron style radiator, decorative cast iron fireplace with marble hearth, original door.

Bedroom 2
12'7" x 11'7" into recess approx (3.85m x 3.54m into recess approx)
Timber framed double glazed sash window (2024), internal insulation, decorative fireplace recess with tiled hearth, cast iron style radiator, storage cupboard with a rail and shelving, light and loft access hatch.

Bedroom 3
8'11" x 10'0" to 6'10" approx (2.73m x 3.05m to 2.09m approx)
UPVC double glazed window (2024) to the rear, radiator.

Bathroom
9'3" x 4'9" approx (2.84m x 1.47m approx)
Obscure UPVC double glazed window (2024) to the rear, three piece white suite comprising of a low flush w.c., bath with mains fed shower over having a rainwater shower head, glazed shower screen, pedestal wash hand basin, tiled splashbacks, chrome towel rail, tiled floor.

Outisde
To the front of the property there is a dwarf wall with metal gates, block paved path, well established borders.

The private rear garden is south-west facing, timber gates providing access to the front with a block paved pathway, wood store, well established borders with bushes and trees, shaped lawn, slate chipped path leading to the garden room. Paved patio, fencing and brick wall wall to the boundaries.

Garden Room
15'10" x 9'3" approx (4.83m x 2.82m approx)
Sat upon a concrete base with UPVC double glazed French doors, electrics and plumbing. Fitted in 2026 and needs completing internally.

Directions
From the centre of Long Eaton head out along Main Street and upon reaching the island by the Tappers Harker take the right hand turning onto Oakleys Road and right again onto Craig Street where the property is situated on the left hand side, as identified by our for sale board.
9214MH

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



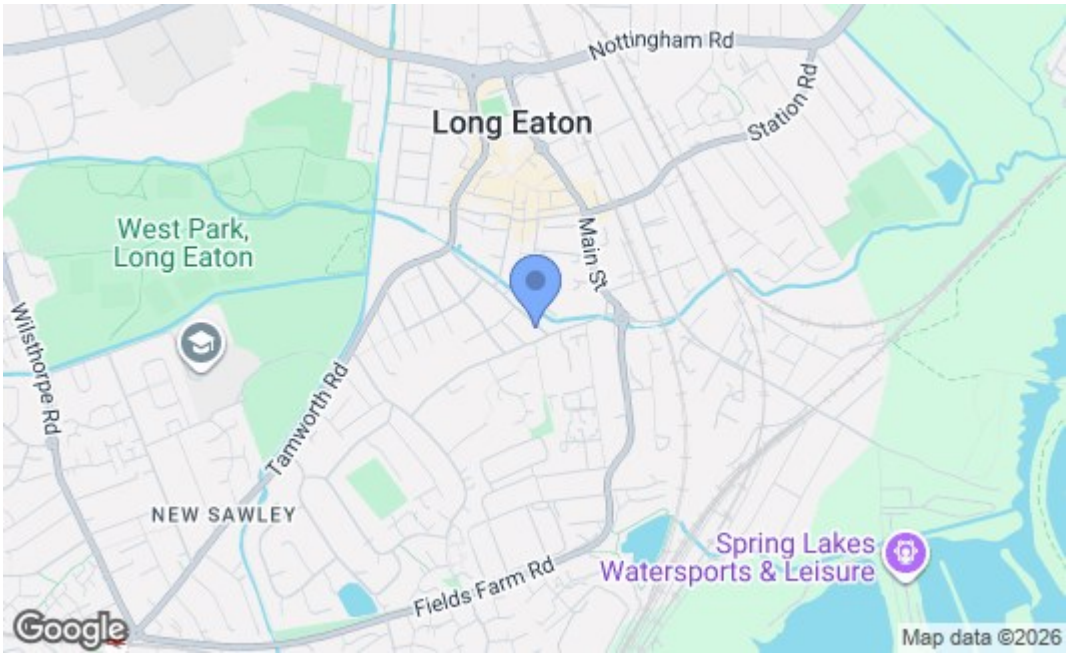


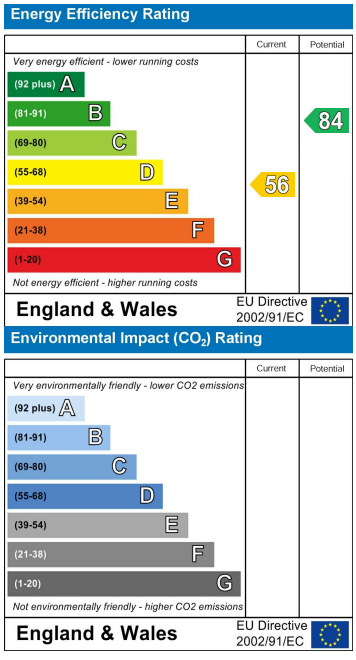












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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