



Russell Street,  
Long Eaton, Nottingham  
NG10 4LU

**£185,000 Freehold**



THIS IS AN INDIVIDUAL DETACHED HOUSE PROVIDING TWO BEDROOM ACCOMMODATION WHICH IS EASILY ACCESSIBLE TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON TOWN CENTRE.

Being located on Russell Street, this individual two double bedroom detached property provides a lovely home which we are sure will suit a whole range of buyers, from people purchasing their first property to those who might be downsizing and looking for a property which is easily maintained and accessible to all the local amenities and facilities. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. In brief the house includes a reception hall, which has stairs leading to the first floor and a door into the breakfast kitchen which is fitted with wall and base units and has integrated cooking appliances. To the rear of the property there is the main lounge/living room which could include a dining area and this room has French double opening, double glazed doors leading out to the rear garden and there is also a ground floor w.c. which could alternatively be used as a storage area. To the first floor the landing leads to the two bedrooms and the bathroom which has a white suite with a mains flow shower system over the bath. Outside there is a small garden area at the front with a path running down the right hand side of the property to the rear where the garden at the back of the house has a patio leading onto a lawn with a further slabbed area at the bottom of the garden, all of which is kept private by having fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and a soon to be opened Lidl store with many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with an outside light leading through a UPVC panelled front door which has two inset glazed panels to:

### Reception Hall

Painted stairs with hand rail leading to the first floor, cloaks hanging, wall mounted electric consumer unit and recessed lighting to the ceiling.

### Breakfast Kitchen

15' max to 12' x 7' approx (4.57m max to 3.66m x 2.13m approx)

The kitchen is positioned at the front of the property and has wood grain effect units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface with cupboards, drawers, oven and space for an automatic washing machine below, space for an upright fridge freezer, tiling to the walls by the work surface areas, radiator, double glazed window to the front, recessed lighting to the ceiling and hood over the cooking area.

### Lounge/Sitting Room

14' x 10' approx (4.27m x 3.05m approx)

Double glazed, double opening French doors with windows to either side leading out to the private rear garden, recessed lighting to the ceiling and a radiator.

### Ground Floor w.c.

Having a white low flush w.c.

### First Floor Landing

The landing has laminate flooring, hatch with ladder leading to the boarded loft which provides an excellent storage space and the boiler is mounted on the wall in the loft and we are sure with the necessary permissions being obtained, the loft could be converted into a further bedroom.

### Bedroom 1

12' x 10' approx (3.66m x 3.05m approx)

Double glazed window to the front, laminate flooring, radiator and recessed lighting to the ceiling.

### Bedroom 2

10'10 x 7' approx (3.30m x 2.13m approx)

Double glazed window to the rear, radiator and recessed lighting to the ceiling.

### Bathroom

The bathroom has a white suite including a panelled bath with hand rails and a mains flow shower over with tiling to two walls and a glazed protective screen, pedestal wash hand basin with a tiled splashback and a mirror fronted cabinet above, low flush w.c., chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

### Outside

At the front of the property there is a walled area with there being a path running down the right hand side of the house to the rear garden.

At the rear there is a patio leading onto a lawn with a further slabbed area at the bottom of the garden. The rear garden is kept private by having fencing to the boundaries and there is an outside bike storage shed.

### Directions

Proceed out of Long Eaton along Derby Road and turn right onto Russell Street where the property can be found on the right as identified by our for sale board.

7680AMMP

### Council Tax

Erewash Borough Council Band B

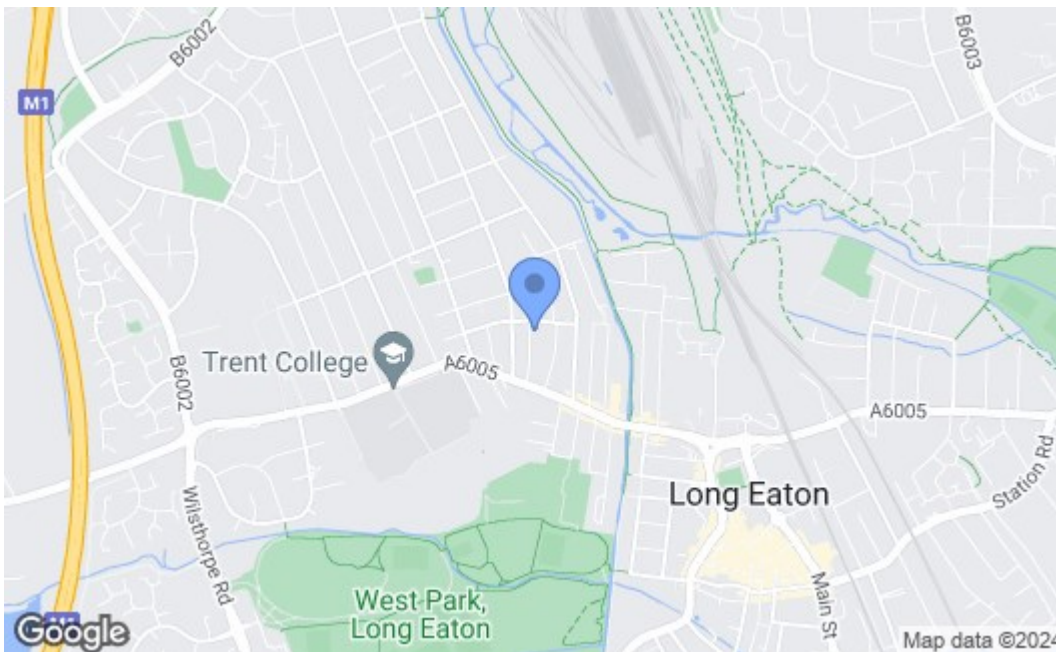
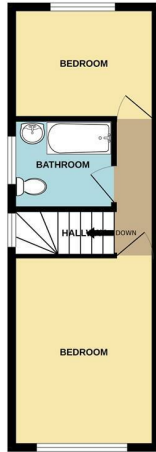
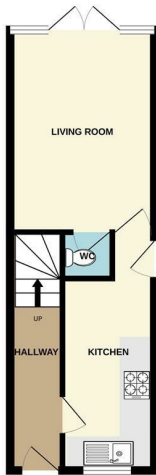




Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.