Robert Ellis

*look no further...*

College Street,
Long Eaton, Nottingham
NG10 4GT

**£210,000 Freehold**

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THIS IS A TWO BEDROOM TRADITIONAL SEMI DETACHED PROPERTY WHICH SINCE BEING ORIGINALLY CONSTRUCTED HAS BEEN EXTENDED TO THE REAR AND ALSO BENEFITS FROM HAVING A LONG REAR GARDEN WHICH IS APPROX 200' IN LENGTH.

Being situated on College Street and therefore close to all the amenities and facilities provided by Long Eaton and the surrounding area, this traditional two bedroom semi detached property is being sold with the benefit of NO UPWARD CHAIN. For the size of the extended accommodation and length 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 the property for themselves. The property is well placed to local amenities and facilities including schools and shops and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well cared for accommodation derives all the benefits from having gas central heating and double glazing. The property is entered through the main entrance door at the right hand side of the property into the reception hall, from which there are stairs leading to the first floor and Georgian glazed doors leading to the lounge/sitting room at the front and the dining kitchen at the rear. To the first floor the landing leads to the two bedrooms and bathroom which has a light coloured suite with a shower over the bath position. Outside there is block paved parking at the front with a shared drive to the right hand side which provide access to a garage at the rear. To the immediate rear of the property there is a large block paved seating area which extends down the side of the garage to a pebbled area and a path takes you to what was a vegetable garden and at the bottom of the garden there are two greenhouses and a large workshop/outbuilding (18' x 12) which has power and lighting provided and beyond the workshop there is a further garden area.

The property is within easy reach of all the shops found in Long Eaton town centre which include Asda, Teso and Aldi stores as well as many other retail outlets, there are excellent schools for all aged within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields 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.

The front door is positioned at the side of the property and is a UPVC door with an inset stained glass leaded panel which leads to:

## Reception Hall
Stairs with a hand rail leading to the first floor and Georgian glazed doors leading to the lounge at the front and dining kitchen at the rear of the house.

## Lounge/Sitting Room
14'1" x 12'1" plus bay approx (4.3m x 3.7m plus bay approx)
This large main reception room has a double glazed bay window with fitted blinds to the front, coal effect gas fire in an Adam surround with an inset and hearth, radiator and cornice to the wall and ceiling.

## Dining Kitchen
15'1" x 12'5" to 10'2" approx (4.6m x 3.8m to 3.1m approx)
The kitchen was originally fitted by Orchard Kitchens of Ilkeston and has wood finished units and includes a 1½ bowl sink and a four ring gas hob set in a work surface which extends to three sides and has space for an automatic washing machine, cupboards, double oven, a fridge and drawers under, hood to the cooking area with a display cabinet with drawers to one side and a cupboard with shelving to the other side, the boiler is housed in a built-in cupboard which has a matching door to the kitchen units, tiling to the walls by the work surface areas, double glazed windows to the rear and side, two radiators and a half glazed door leading to the porch.

## Walk-in Pantry/Cloaks Cupboard
Having cloaks hanging, shelving, electric consumer unit, a power point to position a freezer or other appliance and there is a light.

## Porch
Georgian glazed door leading out to the rear garden and double glazed windows to either side.

## First Floor Landing
Radiator and hatch to the loft.

## Bedroom 1
12'3" x 11'3" approx (3.75m x 3.43m approx)
The main bedroom has a double glazed window with fitted blinds to the front, range of wardrobes extending along one wall which includes hanging space, shelving and drawers, two matching bedside cabinets and a radiator.

## Bedroom 2
9'6" x 8'10" to 7'10" approx (2.9m x 2.7m to 2.4m approx)
Double glazed window to the rear, radiator and a large walk-in wardrobe/storage cupboard which includes shelving and hanging space and has sliding doors.

## Bathroom
The bathroom is fully tiled with a light coloured suite including a panelled bath with an electric Mira shower over, low flush w.c. and pedestal wash hand basin, opaque double glazed window, radiator, folding space saving door to the landing, mirror, towel rail and a pine toilet roll and toothbrush holders and a matching soap dish.

## Outside
At the front of the property there is a block paved driveway which provides off road parking for two vehicles and the block paving extends down the right hand side of the house and provides access to the main entrance door and to the rear of the property. There is a slate chipped bed to one side of the garden and there is picket fencing to the left and part of the front boundary.

The rear garden is a particularly important feature of this lovely home with there being a large block paved patio/seating area to the immediate rear of the house with a covered area next to the house and there is a wide path leading down the side of the garage where there is a large pebbled area and the path extends down to the bottom of the garden where there was originally a vegetable garden, there are two greenhouses and a large workshop/outbuilding. In front of the outbuilding there is a further slabbed patio/seating area and this garden extends beyond the outbuilding to the rear boundary. The rear garden is kept private by having a fence running along the left hand boundary and hedging and wire fencing to the right hand side and a fence to the rear.

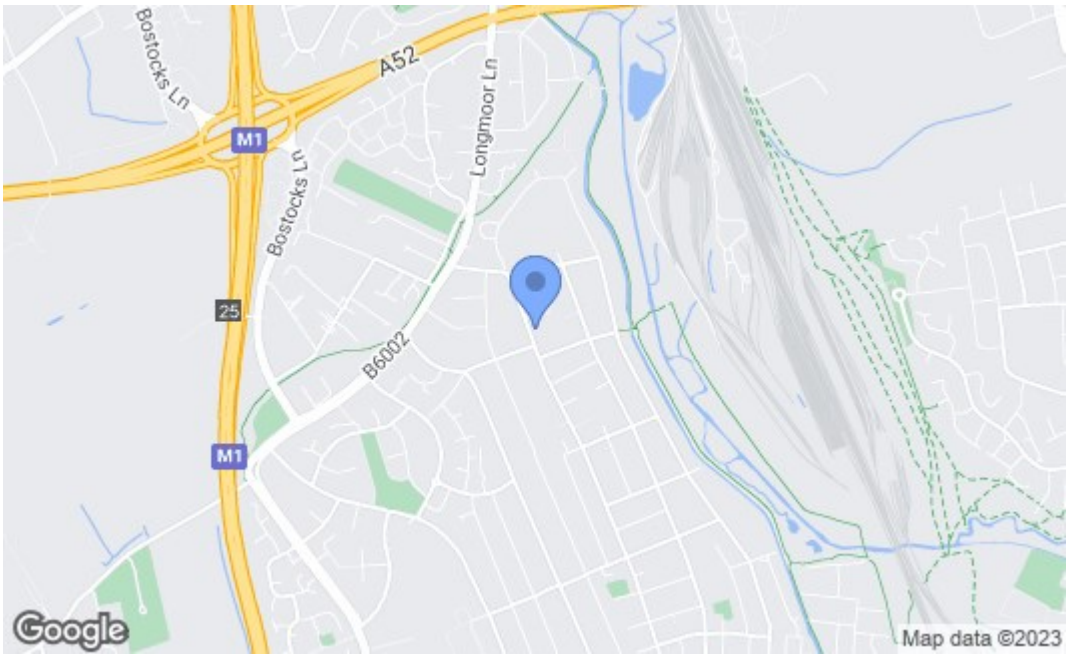
## Workshop/Outbuilding
18' x 12' approx (5.49m x 3.66m approx)
This large outside room which is positioned towards the bottom of the garden could have several different uses, power and lighting is provided and there are windows to three sides.

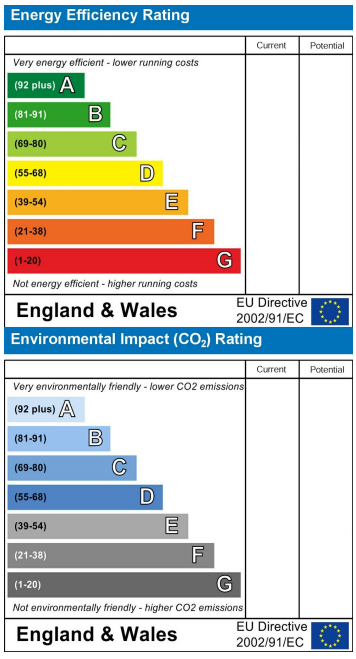
## Garage
18' x 9' approx (5.49m x 2.74m approx)
The garage is positioned at the rear of the property and provides an excellent storage facility.

## Outside w.c.
Having a low flush w.c., an outside tap and a quarry tiled floor.

## Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Proceed for some distance and the property can be found as identified by our for sale board.
7443AMMP

## Council Tax
Erewash Borough Council Band A




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.

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