Robert Ellis

look no further. . .

Trowell Grove,

Long Eaton, Nottingham

NG10 4AY

£325,000 Freehold

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THIS IS A DOUBLE FRONTED, DETACHED VICTORIAN HOUSE RETAINING MANY ORIGINAL FEATURES WHICH JUST NEEDS SOME FINISHING TOUCHES.

Being located on Trowell Grove, which is an established road on the outskirts of Long Eaton, this double fronted, detached Victorian property provides a lovely home which we are sure will suit people who are looking for this style of property on which they can stamp their own mark. The property has been generally upgraded throughout, but there are some cosmetic touches required which people will see when they view. For the size of the three double bedroom accommodation included and privacy of the sunny rear garden to be appreciated, we recommend that people take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for excellent local schools and other amenities and facilities provided by Long Eaton and the surrounding area and to transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a low level wall and hedging at the front and is constructed of brick to the external elevations under a pitched tiled roof. In brief the accommodation, still retains many original features, including Minton tiled flooring, pine doors to the rooms and an original fireplace in the lounge with further original fireplaces in two of the bedrooms. Deriving the benefits of gas central heating the accommodation includes a reception hallway which has Minton flooring and pine tread stairs leading to the first floor and doors to the lounge which has the feature cast iron and tiled fireplace and a bay window to the front, separate dining/sitting room, which like the lounge has wooden flooring and underfloor heating, the breakfast kitchen is fitted with cream units, marble work surfaces and has several integrated appliances and off the kitchen there is a utility area which leads to the ground floor w.c. To the first floor the spacious landing has a feature glazed window to the front and pine doors leading to the three double bedrooms and bathroom which includes a separate shower and bath. Outside there is an easily managed garden area at the front of the house which has a wall and hedging to the front boundary and to the left there is a path which leads through a gate to the rear garden. The rear garden has a patio leading onto a lawned garden with borders to the sides and a path leads down to the bottom of the garden where there is an air raid shelter to the bottom left hand corner. At the rear of the house there is a useful brick store and the garden is kept private by having walls and fencing to the boundaries.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages which include the Wilsthorpe Academy and The Elms and Trent College, walks in the nearby open countryside and the excellent 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.

Original wood panelled front door with three inset opaque glazed panels and arched glazed panel above with outside lights to either side leading to:

Reception Hall
Stairs with balustrade and pine treads leading to the first floor, original Minton tiled flooring, cornice to the wall and ceiling, vertical radiator and an understairs storage cupboard which houses the electricity meter and electric consumer unit.

Lounge/Sitting Room
12' plus bay x 11' approx (3.66m plus bay x 3.35m approx)
Original sash bay window to the front, feature fireplace with a cast iron and tiled inset and a matching tiled hearth, cornice to the wall and ceiling, picture rail to the walls, central light rose, wooden flooring with underfloor heating and double opening, double glazed French doors leading out to the rear garden.

Dining Room
12'10 x 11' approx (3.91m x 3.35m approx)
Bay window to the front with original sash windows, cornice to the wall and ceiling, central light rose, wooden flooring with underfloor heating and feature recess in the chimney breast.

Dining Kitchen
18' x 10' approx (5.49m x 3.05m approx)
The kitchen is fitted with cream units having brushed stainless steel fittings and granite work surfaces and includes a stainless steel sink with a mixer tap and waste disposal unit set in a marble work surface with cupboards, drawers and integrated dishwasher below, upright integrated fridge and freezer, AEG hob set in a granite work surface which extends to three sides and has cupboards and drawers under, display cabinets with glazed shelving and lighting and a wine rack with lighting under, matching eye level wall cupboards, oven and combination oven with cupboards above and below, hood to the cooking area set on a feature brick wall, tiled flooring which extends into the utility area and ground floor w.c., double glazed, double opening French doors leading out to the rear garden, two double glazed sash style windows to the rear and a sash window to the side and recessed lighting to the ceiling.

Utility Area
Work surface with a double cupboard and space for both an automatic washing machine and tumble dryer below and a feature stained glass leaded window to the side.

Ground Floor w.c.
Having a low flush w.c., pedestal wash hand basin and an opaque double glazed window.

First Floor Landing
The feature balustrade continues from the stairs onto the landing, feature stained glass window to the front, pine flooring, picture rail to the walls, central light rose to the ceiling, double pine shelved cupboard and pine doors leading to the bedrooms and bathroom off the landing and a radiator.

Bedroom 1
12' x 10' plus wardrobes (3.66m x 3.05m plus wardrobes)
Original sash window to the front, radiator, pine flooring, wardrobes to either side of the chimney breast which has a feature cast iron and tiled fireplace and a tiled hearth, picture rail to the walls and a central light rose.

Bedroom 2
12' x 11' approx (3.66m x 3.35m approx)
Original sash window to the front, radiator, original double wardrobe with drawer under, pine flooring, cast iron and tiled fireplace with a tiled hearth, picture rail to the walls and a ceiling light rose.

Bedroom 3
10' x 10' approx (3.05m x 3.05m approx)
Double glazed sash window to the rear, radiator, pine flooring, cast iron and tiled fireplace with a tiled hearth and a central light rose.

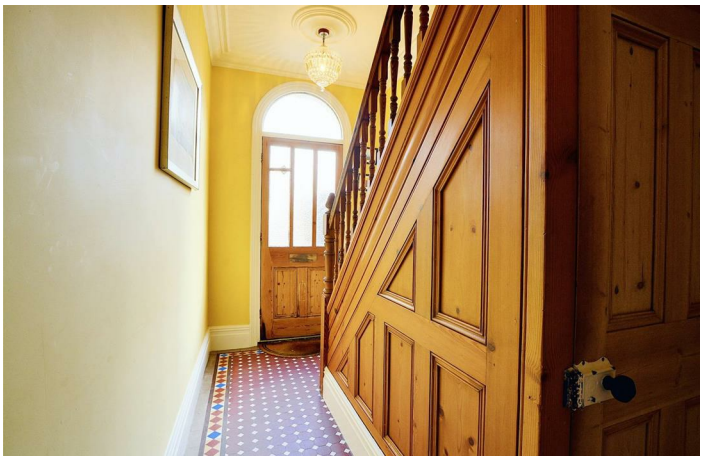
Bathroom
The bathroom has a stand alone claw foot bath with a mixer tap and hand held shower, low flush w.c., corner shower with a mains flow shower system, tiling to two walls, a curved glazed door and protective screens, pedestal wash hand basin with a mirror to the wall above, opaque double glazed sash style window, chrome ladder towel radiator, pine flooring, double glazed doors to a shelved cupboard inset into one wall, stained glass leaded window above the door from the landing and a Velux window to the ceiling.

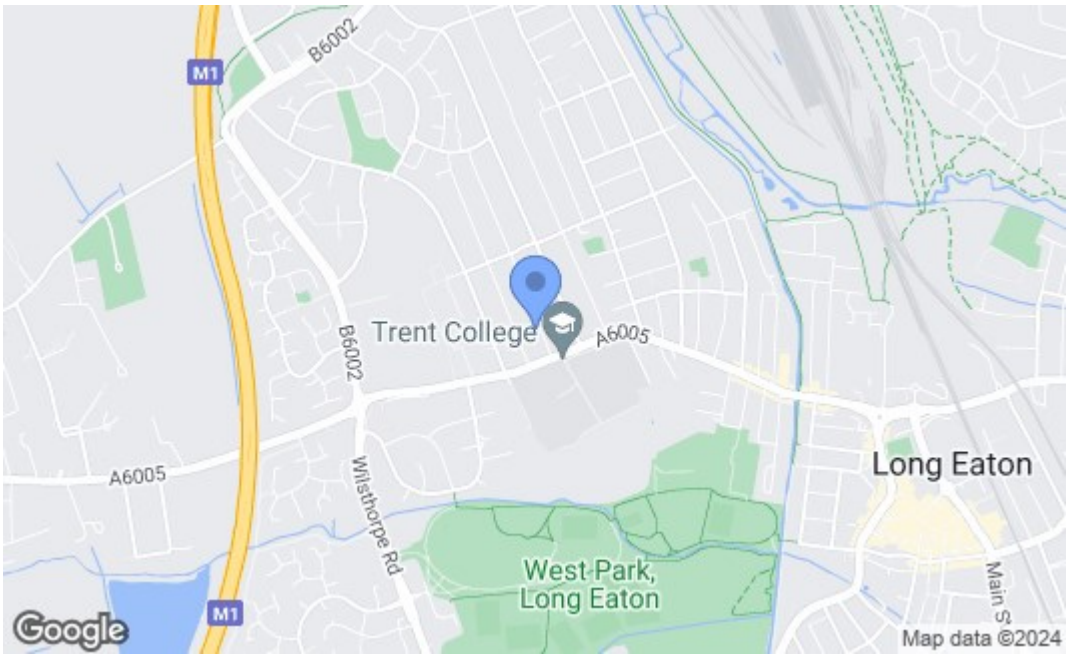
Outisde
There is a gate from the pavement leading to a quarry tiled path which takes you to the front door, slate chipped beds to either side of the path with a wall and hedging to the front boundary and to the left there is a gate from the pavement leading to a path which takes you through a gate to the rear garden, with there being outside lighting at the side of the house.

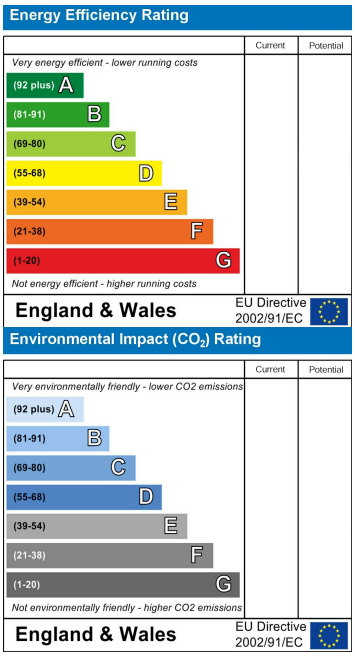
To the immediate rear of the house there is a patio with a path leading to the gate at the side and a lawn with borders to the sides with wall and fencing to the three boundaries. There is a brick store to the rear of the house, an air raid shelter to the bottom left hand corner of the garden and there is an outside power point, external water supply and outside lighting provided.

Directions
Proceed out of Long Eaton along Derby Road and after the bend Trowell Grove can be found as a turning on the right hand side.
7605AMMP

Council Tax
Erewash Borough Council Band D







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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