

Robert Ellis

look no further...



St. Johns Street,
Long Eaton, Nottingham
NG10 1BW

£345,000 Freehold

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THIS IS A DOUBLE FRONTED, VICTORIAN DETACHED HOUSE PROVIDING THREE DOUBLE BEDROOM ACCOMMODATION WHICH IS SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC.

Being located on St Johns Street, which is a quiet road within a few minutes drive of Long Eaton town centre, this individual detached Victorian property provides a lovely home which has been altered over the years to suit today's style of living with a large open plan living/dining kitchen which has a log burning stove which helps to provide a warm and cosy feel to this living area of the property. For the size and layout of the accommodation and privacy of the rear garden, which has a large garden room with adequate space for a gym/leisure area and there is also an outbuilding, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is within a few minutes drive of Long Eaton town centre and is close to excellent local schools, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall with Karndean flooring which extends across the whole of the ground floor living area, there is a useful ground floor w.c./utility room off the hall, the lounge has a feature fireplace, there is a conservatory which is accessed from the lounge and has double opening French doors leading out to the private patio at the rear, the living/dining kitchen is fitted with Shaker style units, has a central island and there is the log burning stove in the sitting area. To the first floor the landing leads to the three double bedrooms and bathroom which has a mains flow shower over the bath. Outside there is a drive and screened sitting area to the front of the house and at the rear a private, porcelain slabbed patio with a covered area and an outbuilding off, there is a lawn with borders to the side and steps leading to a further lawn which is an area of the garden where the garden room/workshop is positioned and there is also a further store/garage at the side of the property.

The property is a short drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach with Brooklands infant and primary school being positioned at the bottom of the road, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, 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.



Front Door

UPVC front door with an inset glazed panel and an arched double glazed panel above leading to:

Reception Hall

Stairs with balustrade and cupboard under leading to the first floor; Kamdean flooring which extends across the whole of the main ground floor living accommodation.

Ground Floor w.c./Utility Room

Having a white low flush w.c. and a wall mounted hand basin with a tiled splashback, work surface with spaces below for an automatic washing machine and tumble dryer, wall mounted Baxi boiler, opaque double glazed window, Kamdean flooring and cloaks hanging.

Lounge/Sitting Room

13'6 x 12'4 approx (4.11m x 3.76m approx)

This main reception room has two double glazed windows with fitted blinds to the front, coal effect gas fire set in an Adam style surround with an inset and tiled hearth, cornice to the wall and ceiling, picture rail to the walls, two radiators, Kamdean flooring and feature panelling to one wall.

Living/Dining Kitchen

23'2 x 12'9 approx (7.06m x 3.89m approx)

The kitchen area in this large room has cream Shaker style units and black laminate work surfaces and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with a pull out bin cupboard, integrated dishwasher and cupboards beneath, space for a cooking Range with a back plate and hood over, further work surface with cupboards beneath, matching eye level wall cupboards, central island with seating at one end for five people and cupboards, drawers and a shelf beneath, housing for a large American style fridge freezer with a shelf above and a cupboard to the right hand side with a microwave oven and wine rack over, tiling to the walls by the work surface areas, log burning stove set in the chimney breast in the sitting area with a wooden mantle over and a slate tiled hearth, two double glazed windows with fitted blinds to the front and a further double glazed window with a blind to the side, double glazed window to the rear and a half double glazed door leading out to the patio at the rear of the house, Kamdean flooring, picture rail to the walls and two radiators.

Conservatory

13'2 x 10'2 approx (4.01m x 3.10m approx)

Having double glazed windows to three sides, double opening, double glazed French doors leading out to the patio at the rear of the house, ceiling fan, laminate flooring, vaulted polycarbonate roof and a radiator.

First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the rear, radiator and panelled doors to:

Bedroom 1

12'9 x 12'2 approx (3.89m x 3.71m approx)

Two double glazed windows with fitted blinds to the front, picture rail to the walls and a radiator.

Bedroom 2

12'9 x 12'9 approx (3.89m x 3.89m approx)

Two double glazed windows with fitted blinds to the front, radiator and picture rail to the walls.

Bedroom 3

12'5 to 9'3 x 9'9 approx (3.78m to 2.82m x 2.97m approx)

Double glazed window to the rear, radiator, double fitted wardrobe and picture rail to the walls.

Bathroom

The bathroom has a white suite including a tiled panelled bath with central mixer taps and a mains flow shower over having a rainwater shower head and hand held shower with tiling to three walls, low flush w.c. with a concealed cistern, circular hand basin with a mixer tap set on a surface with double cupboard beneath, tiling to the walls by the sink and w.c. areas, mirror to the wall above the sink, tiled flooring, X-pelair fan, chrome ladder towel radiator and an opaque double glazed window.

Outside

At the front of the property there is a quarry tiled path leading from the pavement to the front door, a slabbed driveway provides off road parking and leads to the

garage/store at the side of the house and in front of the house there is a slabbed, screened seating area, an outside light by the front door and there is a gate on the right hand side leading to a path which takes you to the rear garden.

The rear garden is an important feature of this lovely home with there being a porcelain slabbed patio to the rear of the house which can be accessed from the living/dining kitchen and conservatory and the patio is covered to one side with there being panelling to the wall at the rear of the covered area, space and electricity supply for a hot tub, there is an outbuilding at the bottom of the patio, a lawn with borders to the sides and there is a path leading around the conservatory to the garage store at the side of the house. Steps lead down to a second lawned area which has a wall and fencing to the boundaries, there is outside lighting at the rear of the property and in front of the garden room an outside power point and external tap is provided.

Garden Room/Bar/Gym/Workshop

24'4 x 10'2 approx (7.42m x 3.10m approx)

This large detached building offers a wide variety of uses and is positioned in the bottom section of the garden and has double opening, double glazed French doors and further double doors at the front with a double glazed window also at the front and lighting and power points are provided within the garden room.

Outbuilding

11'6 x 8' approx (3.51m x 2.44m approx)

This store also incorporates an outside w.c. and has a hand basin with tiling to the walls, two doors from the patio and an opaque double glazed window.

Garage/Store

8'2 x 6'6 approx (2.49m x 1.98m approx)

Being positioned on the left hand side of the house, this store has secure doors to the front, sliding glazed doors at the rear and power is provided.

Directions

Proceed out of Long Eaton along Tamworth Road and St Johns Street can be found as a turning on the left with the property at the head of the road on the left hand side. 8922AMMP

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 40mbps Ultrafast 180mbps

Phone Signal – Three, 02, Vodafone, EE

Sewage – Mains supply

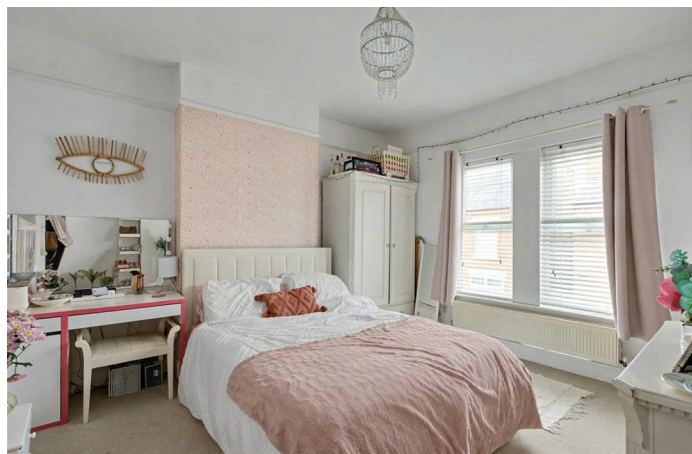
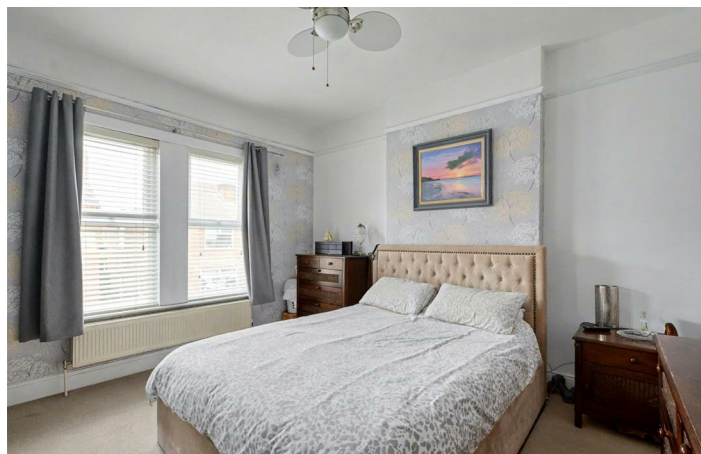
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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