Robert Ellis

look no further...

Upper Wellington Street,
Long Eaton, Nottingham
NG10 4NH

O/I/R £260,000 Freehold

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A VERSATILE AND SPACIOUS PERIOD RESIDENCE THAT IS CONVENIENTLY LOCATED IN LONG EATON AND CLOSE TO ALL AMENITIES.

We are thrilled to bring to the market this immaculately presented three bedroom semi detached house. The open storm porch has a feature archway and Minton flooring and door opening into the impressive entrance hallway. There is another feature archway and further Minton tiled flooring with original doors opening to the living and dining room. The living room has an abundance of original features including coving, ceiling rose, and high skirting boards. There is a working open fireplace and two double glazed windows overlooking the front garden. The dining room is light and airy with French doors opening to the rear garden, it has oak flooring and a multi fuel burning stove and period coving. The kitchen forms part of the single storey rear extension and is modern fitted and includes a Belling range style cooker with matching overhead extractor. There is useful storage under the stairs and a double glazed door leading to the rear garden. There is a useful room with an en suite and could be a home office or bedroom three, it has French doors opening to the rear. The landing on the first floor provides access to the two bedrooms and bathroom and has a storage cupboard with the loft hatch. The master bedroom is a extremely spacious and the second is also a good sized double. The family sized bathroom has a four piece suite including a freestanding bath and separate shower cubicle. The South facing rear garden is well presented and low maintenance and offers a good level of privacy.

Being well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are convenience stores on College Street, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages within walking distance of the property 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.

If you are looking for a spacious, versatile period property with further potential this property is definitely worth a viewing, contact the office to arrange.

Storm Porch
Open storm porch with a feature arch, original Minton flooring, obscure double glazed door to:

Hallway
Decorative obscure light panel above, coving, feature original arch, original Minton tiled floor, dado rail, radiator, stairs to the first floor and doors to:

Living Room
12'11" into recess x 11'10" approx (3.94m into recess x 3.61m approx)
Two UPVC double glazed windows to the front, feature coving, feature decorative ceiling rose, radiator, working open fireplace with floating timber mantle and tiled hearth.

Dining Room
13'5" into chimney recess x 12'11" approx (4.09m into chimney recess x 3.96m approx)
Feature coving, picture rail, decorative ceiling rose, wooden oak flooring, feature fireplace with timber surround and tiled hearth, multi fuel burning stove, radiator, UPVC double glazed French doors to the rear, door leading into:

Dining Kitchen
9'9" x 15'4" plus 5'1" x 10'5" (2.99m x 4.69m plus 1.55m x 3.2m)
Three UPVC double glazed windows to the side, UPVC double glazed door to the rear with internal blinds, black high gloss wall, base and drawer units with laminate work surface and matching upstand, stainless steel sink and drainer with chrome mixer tap, Belling Range style cooker with seven ring gas hob, tiled splashback, Belling extractor over, integral Whirlpool washing machine, space for a tall fridge freezer, radiator, large format floor tiles, understairs storage cupboard having power with a light with space for an additional fridge or tumble dryer, shelving and housing the electric consumer unit. Door to:

Bedroom 3/Office
8'8" x 6'5" max approx (2.65m x 1.97m max approx)
UPVC double glazed French doors to the rear, radiator.

En-Suite
Having a sliding door, fully enclosed shower enclosure with a Mira Sport shower, obscure UPVC double glazed window to the side, extractor fan, two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with chrome taps, tiled splashback, radiator and tiled floor.

First Floor Landing
Split level landing, coving, dado rail, radiator, airing/storage cupboard, loft access hatch having a ladder to the part boarded and lit loft space and housing the combi boiler. Doors to:

Bedroom 1
16'10" x 11'11" approx (5.14m x 3.64m approx)
Two UPVC double glazed windows to the front, coving, two radiators.

Bedroom 2
10'4" into recess x 13'1" approx (3.16m into recess x 3.99m approx)
Coving, UPVC double glazed window to the rear, radiator, stripped wooden flooring.

Bathroom
9'11" x 8'10" approx (3.04m x 2.7m approx)
Obscure UPVC double glazed window to the rear, obscure double glazed fixed light panel, coving, part wood panelled walls, four piece suite comprising of a pedestal wash hand basin with chrome taps, low flush w.c., free standing bath, fully enclosed shower enclosure with Triton Enrich electric shower, radiator, herringbone grey wood effect vinyl flooring.

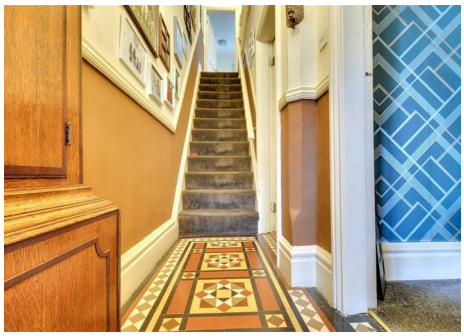
Outside
The front garden has a slabbed path leading to the storm porch, low level brick wall to the boundary with ornate wrought iron gate and railings and wooden gate to the rear garden, acer trees and grey slate chippings.

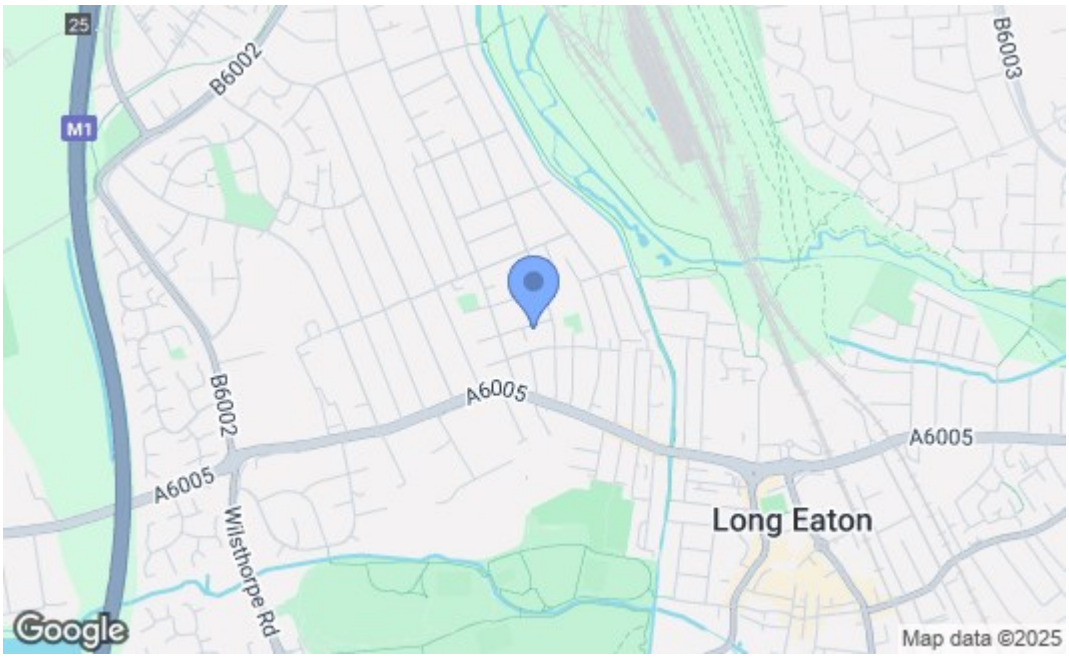
The garden is South facing and offers a low maintenance garden with paved patio areas, raised bed, mature and well established borders, grey slate chippings, pathway, acer trees, additional block brick seating area, storage shed and wooden fence to the borders, wooden gate to the front and an outside tap.

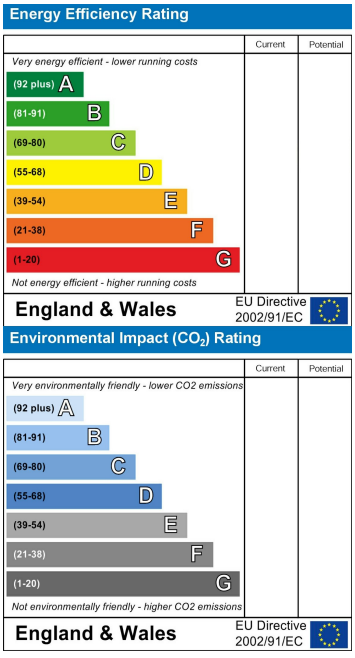
Directions
Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for a short distance taking the right turning into Upper Wellington Street where the property can be found on the right hand side.
8551AMMH

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 – EE, 02, Three, 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.

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