Robert Ellis

look no further...

College Street,
Long Eaton, Nottingham
NG10 4GX

£289,950 Freehold

A TRADITIONAL FOUR BEDROOM SEMI DETACHED PROPERTY IN IMMACULATE CONDITION, OFFERING SPACIOUS ACCOMMODATION THROUGHOUT.

Being situated on College Street on the outskirts of Long Eaton, this traditional semi detached property offers two large reception rooms and four large bedrooms. The property has been very well maintained by the current owners and is well placed for easy access to the local amenities and facilities provided by Long Eaton and the surrounding area, being walking distance to local primary and secondary schools, all of which has helped to make this a very popular and convenient place for people to live, especially if you are commuting with the property near to J25 of the M1. An early internal viewing comes highly recommended in order to fully appreciate the size and quality of the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge with a cast iron open fireplace in an Adam style surround and tiled hearth, separate dining room with patio doors onto the rear garden and open to the larger than average kitchen with ample storage, utility area and ground floor w.c.. To the first floor the balustrade staircase leads to the three double bedrooms and family bathroom. To the second floor there is the master bedroom with large built-in wardrobes. Outside the property is set back from the road with a walled boundary with a wooden bin storage area and side access leads to the privately enclosed rear garden.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1 which is literally only a few minutes drive away from the property, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Front entrance door, laminate floor, radiator, coving to ceiling, stairs to the first floor and door to:

Lounge
12'5 x 12'2 approx (3.78m x 3.71m approx)
UPVC double glazed window to the front, picture rail, ceiling rose, radiator, TV point, open cast iron fireplace with Adam style surround and tiled hearth.

Dining Room
12'4 x 12'3 approx (3.76m x 3.73m approx)
Laminate floor, UPVC double glazed patio doors to the rear, radiator, door to understairs storage cupboard and door to:

Extended Kitchen
22'1 x 8'9 approx (6.73m x 2.67m approx)
Cream high gloss wall, base and drawer units with work surface over, 1½ bowl sink and drainer with mixer tap over, tiled walls and splashbacks, two Smeg ovens, five ring gas hob and extractor hood over, space for an American fridge freezer, vertical modern radiator, plumbing for washing machine, wine rack, breakfast bar, spotlights, two UPVC double glazed windows to the rear and rear exit door. Door to:

Ground Floor w.c.
Low flush w.c., wash hand basin with tiled walls and splashbacks, tiled floor, extractor fan and spotlights.

First Floor Landing
Balustrade staircase leading to the second floor, radiator and doors to:

Bedroom 2
13'3 x 11'4 approx (4.04m x 3.45m approx)
UPVC double glazed window to the front, radiator.

Bedroom 3
12'4 x 10'4 approx (3.76m x 3.15m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 4
9'9 x 9' approx (2.97m x 2.74m approx)
UPVC double glazed window to the rear, laminate floor, radiator, storage cupboard housing the gas central heating boiler.

Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, laminate floor, radiator, spotlights and UPVC double glazed window to the front.

Second Floor
Door to:

Bedroom 1
13'1 x 12'7 approx (3.99m x 3.84m approx)
UPVC double glazed window to the side, two Velux windows, radiator and two built-in wardrobes/storage.

Outside
The property is set back from the road, privately enclosed with walled boundaries having a wooden bin storage area, garden area with mature shrubs and a path leading to the front entrance door. At the side there is a path with a secure gate leading to the rear garden. To the immediate rear of the property there is decking, ideal for seating, and leading onto the lawn. The lawn is surrounded by borders full of mature shrubs and flowers and is well established. At the bottom of the garden there is an additional decked area and garden shed. The garden is privately enclosed with fenced and walled boundaries and there is an outside tap.

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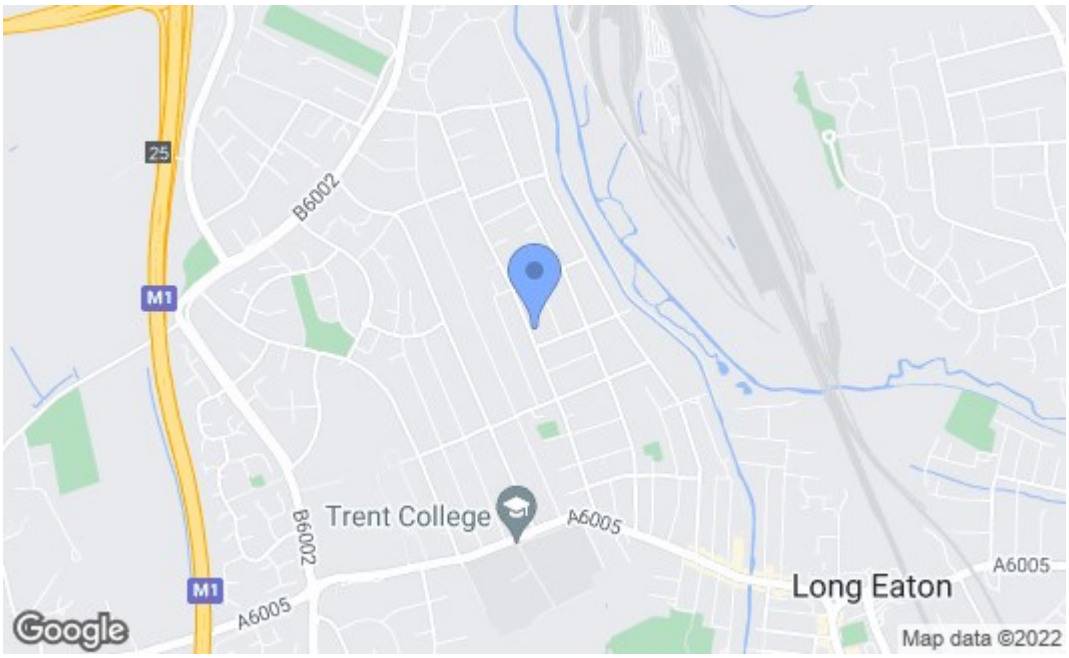

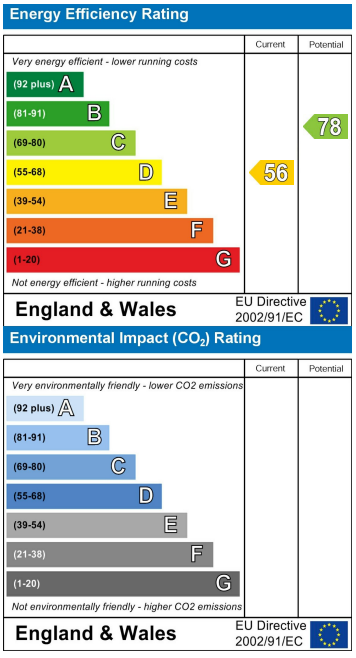

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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