



William Street,  
Long Eaton, Nottingham  
NG10 4GB

**£249,950 Freehold**



THIS IS A GABLE FRONTED DETACHED HOUSE SITUATED ON THIS MOST POPULAR ROAD WHICH ENABLES EASY ACCESS TO AND FROM THE CENTRE OF LONG EATON.

Being located on William Street, this individual detached property offers a lovely home that will suit a whole range of buyers. Offering spacious, extended accommodation which is being sold with the benefit of NO UPWARD CHAIN. The property has a private, sunny garden to the rear and for all that is included in this lovely home to be appreciated, we recommend interested parties do take a full inspection so they can see the whole property for themselves. The property is only a short drive away from the centre of Long Eaton and close to excellent transport links, all of which has helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing throughout. In brief the house includes a fully enclosed porchway with a glazed door leading into the reception hall, off which there is a ground floor w.c., stairs to the first floor and a wood panelled door into the through lounge. The main lounge/sitting room has a feature stone fireplace which extends along one wall and from this room there are double opening arched doors leading to a further room which could be a dining or additional sitting room and from this room there are patio doors leading out to the private rear garden. The spacious kitchen has extensive ranges of fitted units and integrated appliances and off the kitchen there is a walk-in pantry and utility room. To the first floor the landing leads to the three good size bedrooms and the bathroom which has an electric shower over the bath. Outside there is a driveway at the front of the house and a garden area which is designed to help keep maintenance to a minimum and there is a gate to the right of the house, with the drive continuing down to the garage which is positioned at the rear. There is a very private rear garden which is a lovely place to sit and enjoy outside living with it being mainly slabbed with borders and fencing to the sides and has been landscaped to help keep maintenance to a minimum . There is also a brick garage positioned to the rear of the property and this has an electrically operated up and over door and provides an ideal storage facility.

The property is only a few minutes driveway away from Long Eaton town centre where there are Asda, Tesco and Aldi stores and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M, 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.



### Porch

Fully enclosed porch having a wooden panelled door with inset arched glazed panels, double glazed leaded window to the front, wood panelling and light to one wall and panelling to the ceiling and opaque glazed internal door with matching side panel leading to:

### Reception Hall

Stairs to the first floor, double glazed window to the side and a wooden panelled door to lounge.

### Ground Floor w.c.

Having a white low flush w.c. and a corner hand basin with a tiled splashback and an opaque double glazed window.

### Lounge/Sitting Room

25'6 x 10'9 reducing to 9'4 approx (7.77m x 3.28m reducing to 2.84m approx)

This main reception room has a double glazed leaded window to the front, feature stone fireplace with coal effect gas fire, plinth to one side and a quarry tiled hearth, three radiators, cornice to the wall and ceiling, three wall lights and double opening arched doors with inset glazed panels to:

### Dining Area/Snug

11' x 9' approx (3.35m x 2.74m approx)

This additional reception room has double glazed patio doors leading out to the rear garden, feature Adam style fireplace with a tiled inset and hearth and a coal effect fire, radiator, wood panelled door to the kitchen and a wall light over the double arched doors from the lounge.

### Breakfast Kitchen

19'6 x 9'10 reducing to 8'3 approx (5.94m x 3.00m reducing to 2.51m approx)

The kitchen is fitted with oak fronted units and has a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides and has ranges of cupboards and drawers below, further work surface with double cupboard beneath, double oven with cupboards above and below, integrated fridge with a cupboard above that houses the Baxi boiler, matching eye level wall units and display cabinets, double glazed windows to the rear and side, radiator, opaque double glazed door leading out to the side of the property and wood panelled doors leading to the lounge, utility room and pantry.

### Utility Room

6'6 x 4'6 approx (1.98m x 1.37m approx)

The utility room has space and plumbing for both an automatic washing machine and tumble dryer and has a radiator.

### Pantry

The walk-in pantry has a power point, shelves to one wall, opaque double glazed window, tiled flooring and the electricity meter and fuse board is positioned on the wall.

### First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, radiator and copper lagged tank enclosed in the airing/storage cupboard.

### Bedroom 1

11' x 10'10 approx (3.35m x 3.30m approx)

Double glazed window to the rear, radiator and double built-in wardrobe with cupboards over.

### Bedroom 2

11'8 x 10'9 approx (3.56m x 3.28m approx)

Double glazed leaded window to the front, double built-in wardrobe with cupboards over and a radiator.

### Bedroom 3

7'9 x 7'6 approx (2.36m x 2.29m approx)

Double glazed leaded window to the front, radiator and cornice to the wall and ceiling.

### Bathroom

The bathroom has a white suite including a panelled bath with a Triton electric shower, tiling to two walls and a protective shower curtain, low flush w.c., pedestal wash hand basin with tiled splashbacks and an opaque double glazed window and a radiator.

### Outside

There are double wrought iron gates leading onto the driveway with the front garden having been designed and landscaped to help keep maintenance to a minimum with a slate chipped central bed and established planted borders to the sides and there is an outside light by the front door. To the right hand side of the property there is a gate and fencing with a driveway leading down the right hand side of the house to the garage which is positioned to the rear with the area at the side of the house providing a secure and private area to sit or for young children to play and between the house and garage there is a wooden gate which leads into the rear garden.

The rear garden is mainly slabbed with borders to the side and there is an ornamental low level wall with a step leading onto a slate chipped and stoned area with a water feature (not tested for use). The rear garden is a lovely spot to sit and enjoy outside living and has fencing to the left hand side and rear boundaries. There is outside lighting and an external water supply provided.

### Garage

15'6 x 9' approx (4.72m x 2.74m approx)

The brick detached garage has an up and over electrically operated door to the front and a window to the side.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street where the property can be found by our for sale board.

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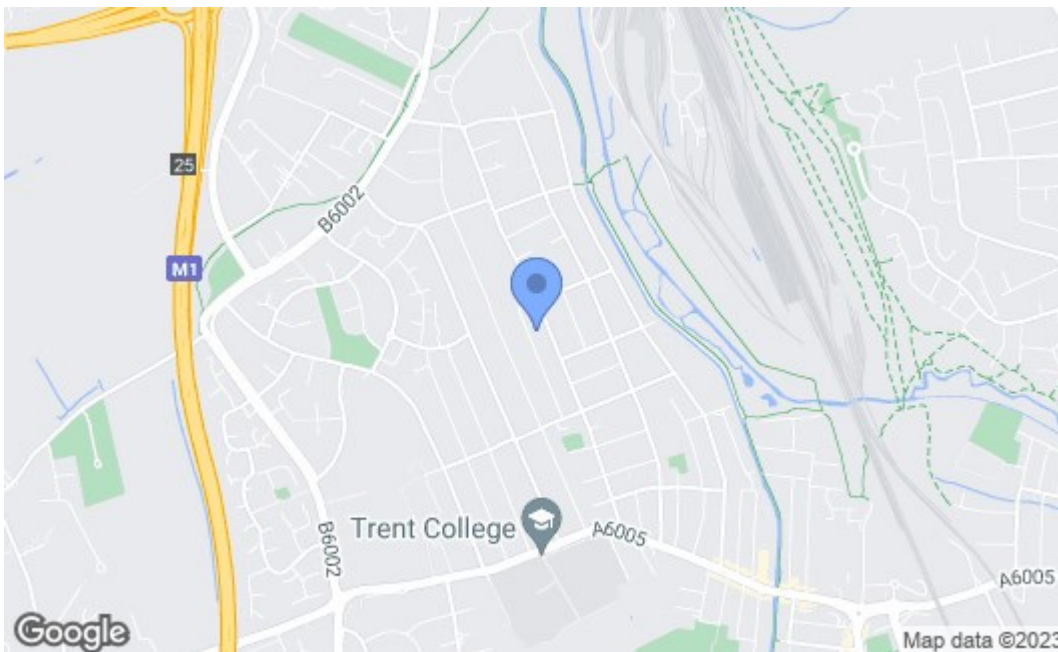
### Council Tax

Erewash Borough Council Band C





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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