Robert Ellis

look no further...

1 Main Street,
Long Eaton, Nottingham
NG10 1GU

£375,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A SUBSTANTIAL TRADITIONAL SEMI DETACHED HOME PROVIDING FOUR BEDROOMS AND THREE RECEPTION ROOMS OVER THREE FLOORS. AVAILABLE FOR SALE WITH NO UPWARD CHAIN, VIEWING RECOMMENDED.

Robert Ellis are delighted to bring to the market this exceptional semi detached home which benefits from a wealth of character and charm including many traditional features and spacious accommodation throughout. The property provides much larger than average living accommodation which we feel must be viewed to be fully appreciated. Having the benefit of being located close to the heart of Long Eaton, being within walking distance of all the amenities the area has to offer. The property will suit a growing family in search of a home with a wealth of character and versatile living space throughout. Available for sale with no upward chain, contact the office to make your viewing today.

Being constructed of brick to the external elevation all under a tiled roof and deriving the benefit of modern convenience such as gas central heating and a wealth of original character features including original sash windows, deep skirting boards, picture rails and ceiling cornice, retaining much charm that you rarely see. The property offer a unique character feel sitting on a good size corner plot. In brief the accommodation comprises entrance hallway, cloaks store, dining room, sitting room, living room and fitted kitchen to the ground floor and there are three bedrooms, bathroom and separate w.c. to the first floor. To the second floor there is an additional double bedroom which offers the potential to create a further bedroom. As previously mentioned the property sits on a corner plot with secure gated driveway providing ample off the road vehicle hard standing, gardens laid to lawn with mature shrubs and trees planted to the borders. There is a coach house incorporating an additional single garage with space over two floors. The coach house and stable block with converted hay loft above provide additional storage and could be converted into a home office, gym or play room, subject to a buyers needs and requirements. There is also an additional free standing concrete sectional garage with garage door for further storage or garaging.

As previously mentioned the property is within walking distance of all the local amenities offered by Long Eaton and the surrounding area including the Asda and Tesco superstore and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton station and the A52 providing direct access to Nottingham and Derby.

Entrance Hall
With glazed wooden entrance door to the front, coving to the ceiling, ceiling light point, stairs to the first floor with original feature stained glass window to the side, turned feature newel posts, part wood panelling to the walls with understairs storage cupboard housing alarm control panel, coat hooks and additional storage. Panelled doors to:

Sitting Room
17'8 x 14' approx (5.38m x 4.27m approx)
With original sectional bay window to the front, coving to the ceiling, ceiling light point, wall mounted double radiator, picture rail, wall hung four bar gas fire.

Living Room
18'1 x 13'9 approx (5.51m x 4.19m approx)
Feature sash window to the side overlooking the enclosed garden, double glazed French doors to the paved patio area, coving to the ceiling, ceiling light point, picture rail and feature fireplace incorporating tiled hearth and mantle with feature brick surround and open fireplace, wall mounted double radiator.

Dining Room
13'5 x 12'2 approx (4.09m x 3.71m approx)
Sash window to the rear, four bar wall hung gas fire, double radiator, ceiling light point, original built-in cupboard to chimney recess with drawers and shelving, panelled door to:

Pantry
7'11 x 4'1 approx (2.41m x 1.24m approx)
Original red and black quarry tiled flooring, shelving, light and power.

Kitchen
12' x 11'6 approx (3.66m x 3.51m approx)
With a range of matching wall and base units incorporating laminate work surface above, double glazed window and wooden doors to the side, space and point for free standing fridge freezer, space and plumbing for automatic washing machine and dishwasher, space and point for tumble dryer, integral double oven, four ring gas hob with extractor hood above, display cabinets, ceiling light point, wall mounted 'Worcester Bosch' gas central heating boiler, leaded double glazed door to the raised decked area and rear garden.

First Floor Landing
With original sash windows to the front and side, ceiling light point and original panelled doors to:

Bedroom 1
14'4 x 14'1 approx (4.37m x 4.29m approx)
Two sash windows to the front, ceiling light point, wall light points, original coving to the ceiling, feature fireplace incorporating original tiled hearth with inset cast iron fireplace.

Bedroom 2
14'7 x 13' approx (4.45m x 3.96m approx)
Sash windows to the side and rear, ceiling light point, wall mounted double radiator, feature fireplace incorporating tiled surround with inset cast iron hearth. Panelled door to:

Jack 'n' Jill Bathroom
8'4 x 7'8 approx (2.54m x 2.34m approx)
Sash window to the side, vanity wash hand basin, panelled bath with electric shower over, tiled splashbacks, wall mounted radiator, airing/storage cupboard housing hot water cylinder with additional storage space above.

Separate w.c.
Low flush w.c., sash window to the side, wall mounted radiator.

Bedroom 3
12'2 x 9'4 approx (3.71m x 2.84m approx)
Sash window to the rear, wall mounted radiator, original feature cast iron fireplace, built-in wardrobe and understairs storage cupboard.

Second Floor Landing
Velux window to the side, original curved wall leading round off the landing area, ceiling light point and panelled door to:

Bedroom 4
14'4 x 10' approx (4.37m x 3.05m approx)
Sash window to the front, wall mounted double radiator, ceiling light point, feature cast iron fireplace and tiled hearth.

Outside
The property sits on a unique corner plot and to the rear there is a raised decked area, vegetable patch with greenhouse, brick wall and fencing to the boundary, mature shrubs and trees planted to the borders. Large paved patio area, gated driveway providing ample off the road vehicle hard standing for several cars leading to the stable/coach house and large double garage.

Outside w.c.
With corner wash hand basin, low flush w.c. and light.

Coach House
10'10 x 9'6 approx (3.30m x 2.90m approx)
With farmhouse stable style door to the front and glazed window, light, power and stairs to second floor. The coach house makes an ideal home office, storage or child's play room, subject to the necessary needs and requirements of an incoming purchaser.

Single Garage
With up and over door.

Double Garage
Free standing concrete sectional garage with light and power, inspection pit, glazed windows to the side and side access door.

Directions
Proceed out of Long Eaton along Waverley Street and onto Main Street and the property can be found on the right as identified by our 'for sale' board.
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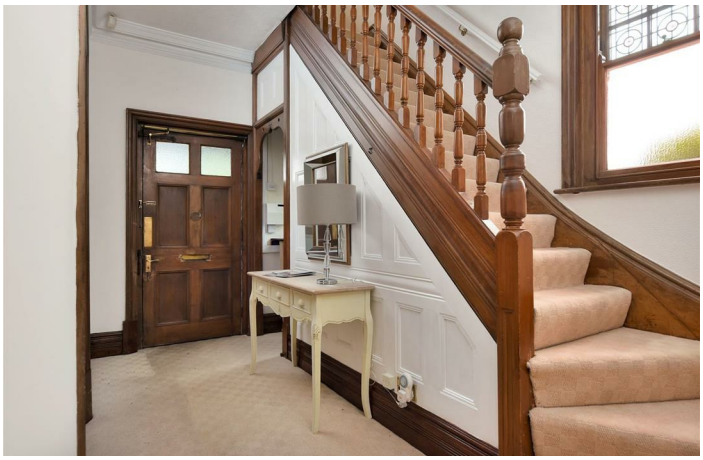

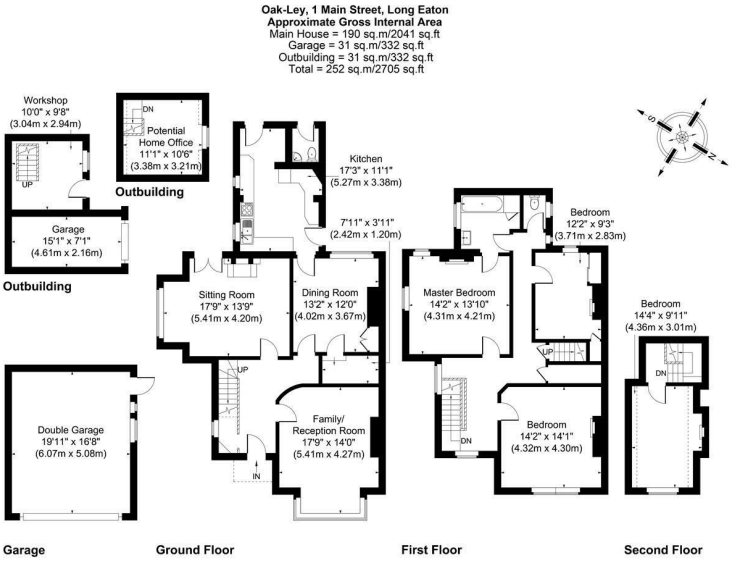

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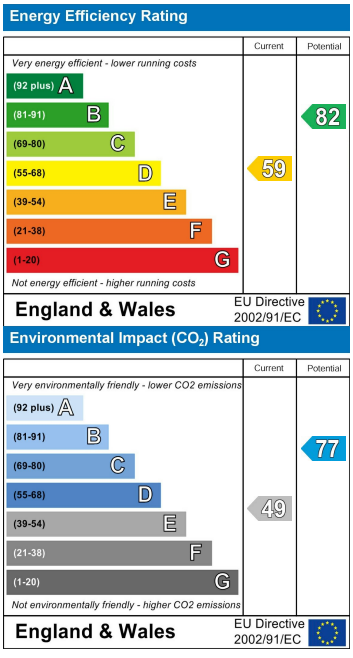

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