Robert Ellis

look no further...

Tamworth Road,
Long Eaton, Nottingham
NG10 1BY

Price Guide £225-235,000

Freehold

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BEING SITUATED ON THE OUTSKIRTS OF LONG EATON, THIS DOUBLE FRONTED PROPERTY PROVIDES TWO RECEPTION ROOMS AND FOUR DOUBLE BEDROOM ACCOMMODATION WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to be instructed to market this individual double fronted home which is being sold with the benefit of NO UPWARD CHAIN. The accommodation is arranged on three levels, having had the attic converted some years ago by the current owner into an additional bedroom and shower room and for the size of all that is included in this interesting and individual home to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves. The property is now in need of some updating works which we are sure will appeal to many people who are looking for something of an individual home with spacious accommodation.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. In brief the property includes the reception hall that leads to the two reception rooms which includes a lounge and a second sitting room or dining room and at the rear of the property there is the well fitted kitchen which has wall and base units and off the kitchen there is a separate utility room. To the first floor the landing leads to three double bedrooms and the bathroom which has a shower over the bath position and to the second floor is a further large double bedroom and a separate shower room. Outside there is a walled area at the front of the house and access via the left hand side of the property to the rear where there is a mature garden which needs some attention to reduce the size of the trees and bushes that were planted some years ago and at the bottom of the garden there is a most useful brick outbuilding which provides additional storage or could be a workshop or something similar.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities with the West Park Leisure Centre and adjoining playing fields being only a few minutes away and West Park can be accessed from opposite the property where there is also the Erewash Canal which provides a canal side path to Trent Lock. The transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be accessed via the Skylink bus which takes you to Castle Donington and the Airport, there are 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.

Reception Hall
Front door with inset glazed panels and an arched glazed panel above, stairs leading to the first floor, radiator, laminate flooring and doors to:

Lounge/Sitting Room
11'9 plus bay x 12' approx (3.58m plus bay x 3.66m approx)
Double glazed bay window to the front, radiator with shelf over, fitted shelving to either side of the chimney breast, picture rail to the walls and cornice to the wall and ceiling.

Sitting/Dining Room
Double glazed bay window to the front, open fireplace with a tiled surround and hearth, cornice to the wall and ceiling and picture rail to the walls.

Dining Kitchen
14' x 13'2 approx (4.27m x 4.01m approx)
The kitchen has been re-fitted over recent years with grey gloss units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap having a double cupboard and drawer beneath, work surfaces to either side of the sink, one with a cupboard and drawer under and the other with an integrated dishwasher, cupboards and drawer with the corner cupboards having pull out carousels, space for a cooking Range with a hood over and stainless steel back plate, further work surface with two pan drawers below, eye level wall units and shelving extending to two walls, space for a large fridge/freezer, wall mounted boiler, double opening double glazed French doors with a double glazed full height window to the side leading out to the rear garden, recessed lighting to the ceiling, plinth heater, there is a walk through to the utility area where there is a double glazed window to the rear and a work surface with storage space below.

Utility Room
11'7 x 5'2 average (3.53m x 1.57m average)
The utility room has a stainless steel sink with a mixer tap and a cupboard under and work surfaces to either side with space below the work surfaces for an automatic washing machine and tumble dryer, eye level shelving to two walls and a double glazed window to the side.

First Floor Landing
Double glazed window to the rear, the balustrade is continued from the stairs onto the landing, panelled doors to the rooms off the landing and there are stairs with a double glazed window to the front which take you to the second floor.

Bedroom 1
12' x 10'9 approx (3.66m x 3.28m approx)
Double glazed window to the front, two double wardrobes with cupboards over, picture rail to the walls and a radiator.

Bedroom 2
11'6 max to 8'6 x 11'5 approx (3.51m max to 2.59m x 3.48m approx)
Double glazed window to the front and a radiator.

Bedroom 3
12'6 x 11'5 approx (3.81m x 3.48m approx)
Double glazed window to the rear, radiator, fitted shelving to one wall and a double wardrobe with cupboards over.

Bathroom
The bathroom has a white suite and includes a P shaped bath with a mains flow shower over, tiling to two walls and a glazed curved protective screen, low flush w.c. and pedestal wash hand basin with a mixer tap, tiled splashback and a mirror to the wall over, opaque double glazed window, ladder heated towel radiator, recessed lighting to the ceiling and a built-in storage cupboard.

Second Floor Landing
There is a hanging rail within a recess on the landing and a Velux window to the sloping ceiling.

Bedroom 4
14'3 x 16'6 max approx (4.34m x 5.03m max approx)
The room in the converted attic space has three Velux windows, exposed purlins and access to roof storage space.

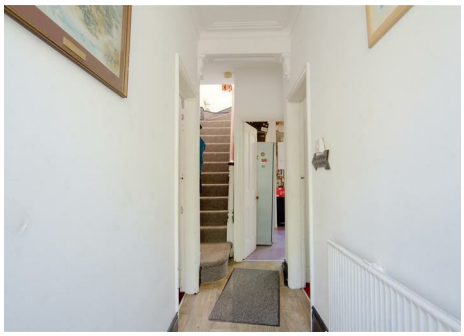
Shower Room
The shower room on the second floor has a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, low flush w.c. and a pedestal wash hand basin with tiled splashback, radiator, access to roof storage space, a Velux window, recess and an electric shaver point.

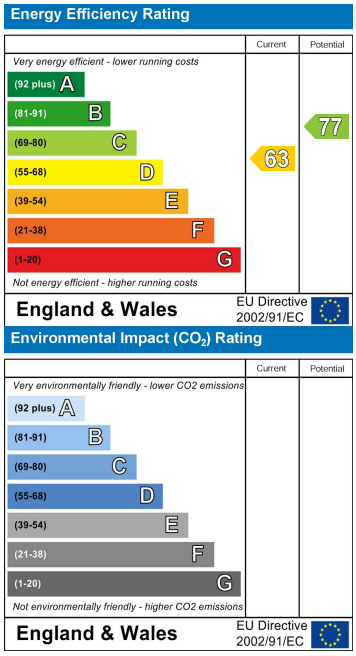
Outside
At the front of the property there is a low level wall to the front boundary and access via the left hand side of the property through a gate to the rear garden.

The rear garden is mature and has various established trees and bushes with a lawn and at the bottom of the garden there is a brick store/outbuilding which could be a workshop or similar. The garden is kept private by having fencing to the right hand boundary and a wall to the left hand side.

Directions
Proceed out of Long Eaton along Tamworth Road and the property can be found on the left hand side.

Council Tax
Erewash Borough Council Band A





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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