



Nottingham Road,
Long Eaton, Nottingham
NG10 2EN

Price Guide £400-425,000
Freehold



THIS IS AN INDIVIDUAL DETACHED FAMILY HOME PROVIDING FIVE BEDROOM ACCOMMODATION WITH A LARGE DETACHED GARAGE AND GYM OR HOME OFFICE BUILDING POSITIONED TO THE RIGHT

Robert Ellis are pleased to be instructed to market this individual detached family home which is situated on the edge of Long Eaton and is therefore close to all the local amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live. Selling with the benefit of NO UPWARD CHAIN, the property is larger than people will expect it to be from just taking a casual glance at the front elevation, so we recommend that interested parties do undertake a full inspection so that they can see all that is included in this lovely home for themselves which has accommodation arranged on three floors with the option to have two further bedrooms in the converted loft space or have a bedroom and sitting room for a teenager or other family member.

The property is constructed of an attractive facing brick to the external elevations, all under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief, the house is entered through the original wood panel door and comprises a reception hallway with parquet flooring and having a ground floor WC/Shower room off and there are wood panelled doors leading to the through lounge which has a bay window to the front, a feature fireplace and doors leading into the conservatory at the rear. The dining kitchen is well fitted with an extensive range of wall and base units, and has a central island and several integrated appliances. To the first floor, the landing leads to three bedrooms and the main bathroom which includes a white suite with a P shaped bath which has a shower over. From the first floor landing there is a second flight of stairs taking you to the converted attic space which could be used as two bedrooms or a bedroom with a sitting room area as it is at the moment. Outside, there is car standing and a garden area at the front with a path between the house and the garage which leads to the rear where there is a large walled patio to the immediate rear of the house, and steps leading down to a lawned garden which has an established bed to the left hand side and is kept private by having fencing to the boundaries.

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 within walking distance of the property with the option for older children to either go to the George Spencer Academy in Toton or the Wilsthorpe Academy in Long Eaton. There are healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include Junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch extending across the front of the property with an outside light and the original wood panelled front door with a feature diamond inset stained glass leaded panel leading into the reception hall.

Reception Hall

Stairs with handrail and a double glazed window on the half landing and an under-stairs storage/ cloaks cupboard leading to the first floor; radiator, parquet flooring and wood panelled doors leading to the rooms off the hall.

Shower Room

The fully tiled ground floor shower room has a corner shower with a Mira electric shower; low flush WC and hand basin set on a surface with cupboard under and a mirror fronted cabinet to the wall above, double opaque glazed window, cornice to the wall and ceiling, ladder towel heated radiator and a light/extractor unit.

Lounge/Sitting Room

21'10 plus bay window x 11'4 (6.65m plus bay window x 3.45m)

The through lounge has a double glazed bay window to the front, feature stone effect gas fire set in a Minton style surround with hearth, two feature arch recesses to either side of the chimney breast, parquet flooring, two radiators and two wall lights and double opening French doors with windows to either side leading to the conservatory.

Conservatory

11'4 x 9'6 (3.45m x 2.90m)

Having double glazed French doors leading out to the patio at the rear of the property, double glazed windows to the sides and rear, polycarbonate vaulted roof, radiator and tiled flooring.

Dining Kitchen

19'9 x 9'8 (6.02m x 2.95m)

Fitted with cream gloss finished and woodgrain effect contrasting units with brushed stainless steel fittings and including a one and a half bowl sink with a mixer tap and a five ring hob set in a work surface, with cupboards, drawers, a dishwasher and integrated automatic washing machine below, housing for an American style fridge/freezer, with a cupboard over, central island with cupboards and two drawers beneath, matching eye level wall cupboards and display cabinets with drawers, tiling to the walls by the work surface areas and hood over the cooking area, double oven and microwave oven with a drawer below and cupboard over, tiled flooring, built-in storage cupboard, double glazed windows to the front and rear, feature radiator, cornice to the ceiling within the dining area and a vaulted ceiling with two Velux windows in the kitchen part of the room and a half Georgian glazed door leading out to the rear garden.

First Floor Landing

Double glazed window to the front, panel doors to the rooms leading off the landing and to the stairs which take you to the second floor, built-in laundry cupboard and cornice to the wall and ceiling.

Bedroom 1

11' x 10'6 plus bay window (3.35m x 3.20m plus bay window)

Double glazed bay window to the front, radiator, cornice to the wall and ceiling and two bedside wall lights.

Bedroom 2

9'9 x 8'2 (2.97m x 2.49m)

Double glazed window to the rear, radiator, double built-in wardrobe with a further built-in wardrobe and cornice to the wall and ceiling.

Bedroom 3

11'4 x 8' (3.45m x 2.44m)

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

Bathroom

The bathroom has a white suite including a "P" shaped spa bath with central mixer taps and a Mira shower over, tiling to walls and a protective curved screen, hand basin with mixer tap set on a wooden surface with a shelf below, low flush WC, tiling to the walls by the bath, WC and sink areas, mirror fronted wall cabinet to the wall by the sink, double opaque glazed window, tiled flooring, chrome heated ladder towel radiator and cornice to the wall and ceiling.

Second Floor

This has been converted into two rooms which could be used as two bedrooms or a bedroom with a sitting area.

Bedroom 4

15'6 x 11'6 (4.72m x 3.51m)

There are two Velux windows, a radiator and access to roof storage space.

Sitting Room/Bedroom

14'2 x 9'7 (4.32m x 2.92m)

The second room within the loft space has a double glazed arch window to the side and a Velux window, radiator, access to roof storage space and a hatch to the loft.

Outside

At the front of the garage there is off-road parking with a further parking space, and a path leads across the front of the house and provides access to the front door. There is a lawn with established beds at the front of the house and mature trees which help to provide screening from the road with a path between the house and the garage which leads to the rear garden.

Rear Garden

At the rear of the house there is a large slabbed walled patio area with steps leading down to a lawn which has established bed with a selection of trees and bushes which help to create natural screening and there is fencing to the rear and side boundaries. The rear garden provides several places to sit and enjoy outside living during warmer months.

Garage

20' x 10' (6.10m x 3.05m)

The brick built garage has an electrically operated up and over door to the front and double opening doors and a double glazed window to the side, power points and lighting are provided and there is a wall mounted electric consumer unit.

Utility Room

6'6 x 4'8 (1.98m x 1.42m)

The utility/storage room has a half Georgian glazed door to the side, recessed lighting to the ceiling, work surface with space below for a tumble dryer and a fridge or other appliance and the room has laminate flooring.

Gym/Home Office

13' x 10' (3.96m x 3.05m)

This split level room is situated behind the garage and provides an excellent facility for either a gym, home office, storage facility or something similar and has a double glazed window to the rear, a half Georgian glazed door leading out to the side, a vaulted roof with two Velux windows, recessed lighting and there is a built-in sauna with pine panelling to the walls and a glazed door which will remain in place when the property is sold.

Shed

8' x 7' (2.44m x 2.13m)

Behind the garage building there is a wooden shed which will remain at the property when it is sold.

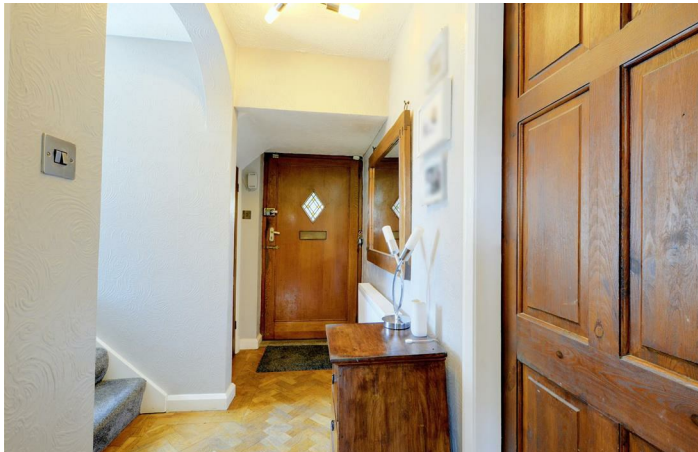
Council Tax

Erewash Borough Council Band D

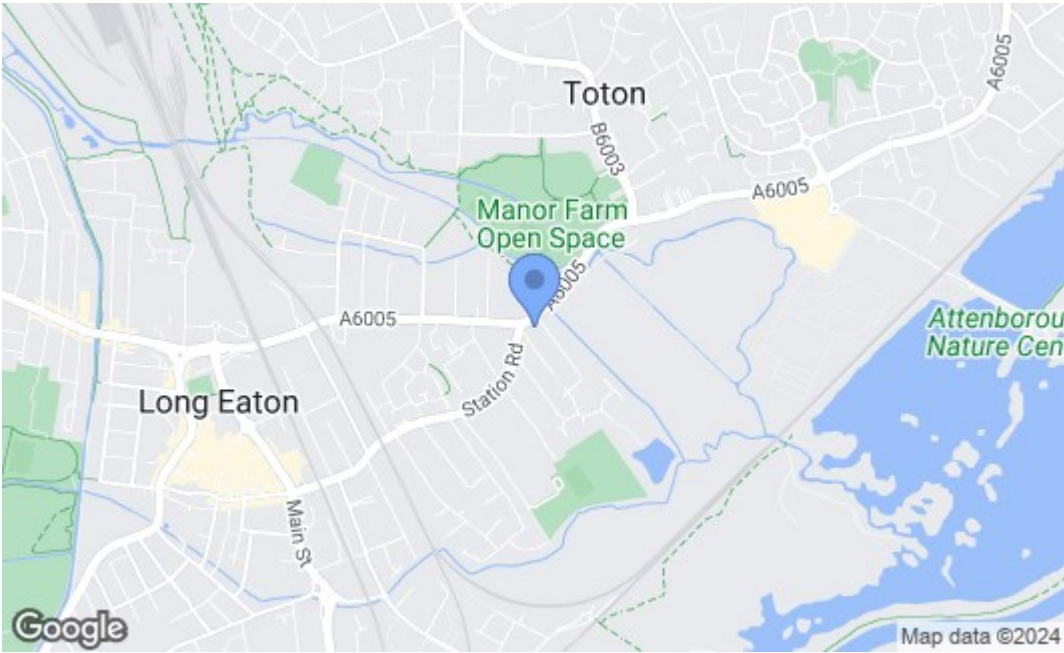
Directions

Proceed out of Long Eaton along Nottingham Road and the property can be identified by our for sale board on the right hand side.

7418MP



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.