Robert Ellis

look no further...

College Street,
Long Eaton, Nottingham
NG10 4GT

£175,000 Freehold

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THIS IS A BAY FRONTED SEMI DETACHED HOUSE THAT HAS BEEN EXTENDED TO THE REAR AND IS SITUATED ON A GOOD SIZE PLOT WITH PARKING AT THE FRONT FOR TWO VEHICLES.

Being located towards the far end of College Street, this traditional bay fronted semi detached house has, over the past few years, had the main roof replaced and also been externally insulated as people will see when they inspect the property. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with rendered external wall insulation under the pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the accommodation is entered through a stylish composite door at the side into the reception hall, off which there is a ground floor w.c., the large lounge is positioned at the front and this has a bay window and feature fireplace, the dining/sitting room is at the rear and this leads into the kitchen which is fitted with wall and base units. To the first floor the landing leads to the two double bedrooms and fully tiled bathroom which has a shower over the bath and from the landing there is a folding ladder taking you to a large attic room. Outside there is block paved parking at the front for two vehicles and the path runs down the left hand side to the main entrance door and to a gate which takes you to the rear garden. At the rear of the property there is a concrete patio, a block paved covered area and a path leads to the bottom of the garden where there are two sheds, with the garden being kept private by having fencing to the two side boundaries.

The property is within easy reach of the centre of Long Eaton where there area Asda, Tesco and Aldi stores as well as many other retail outlets, there are convenience stores on College Street, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing field, schools for all ages are within easy reach and the excellent transport links include J25 of the M1, 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.

Stylish composite front door with inset arched glazed panel leading to:

Reception Hall
The reception hall has wooden flooring which extends into the dining/sitting room, built-in understairs storage cupboard which houses the electric consumer unit and electricity meter and glazed doors leading to the lounge and dining/sitting room.

Ground Floor w.c.
Having a low flush w.c. with a boxed surround, hand basin, opaque double glazed window, double wall mounted cupboard and panelling to the lower parts of the walls.

Lounge/Sitting Room
13'9 x 12' approx (4.19m x 3.66m approx)
Double glazed bay window to the front, log effect electric fire set in an Adam style surround with a tiled inset and hearth, radiator and cornice to the wall and ceiling.

Dining/Sitting Room
14' to 11' x 8'9 approx (4.27m to 3.35m x 2.67m approx)
Opaque double glazed widow to the side, access and an archway leading through and looking into the kitchen, Adam style fireplace with an inset and hearth, radiator, wooden flooring, a Georgian glazed door leading to the stairs taking you to the first floor and a shelved recess.

Kitchen
12'8 x 5'6 approx (3.86m x 1.68m approx)
The kitchen is part of an extension that was added to the original property and is fitted with a stainless steel sink having space for an automatic washing machine and a cupboard below, space for an upright gas cooker with a tiled splashback, L shaped work surface with shelving, cupboards, drawers and space for a fridge under, upright shelved pantry cupboard, double display cabinet with shelves to one side and a double eye level unit with a hood over the cooking area which has a cupboard above, walls tiled to the sink and cooking areas, radiator, double glazed window to the rear and a double glazed door leading out to the private rear garden.

First Floor Landing
Double glazed window to the side, hatch with ladder to the loft/attic room and pine panelled doors to:

Bedroom 1
12'4 x 9'2 approx (3.76m x 2.79m approx)
Double glazed window to the front and a radiator.

Bedroom 2
13'10 x 9' approx (4.22m x 2.74m approx)
Double glazed window to the rear, built-in shelved storage cupboard and a radiator.

Bathroom
The bathroom is fully tiled and has a white suite including a P shaped bath with a Triton shower and protective curved screen, low flush w.c. and a hand basin with mixer tap and double cupboard beneath, opaque double glazed window, feature chrome ladder towel radiator, double mirror fronted wall cabinet and an extractor fan.

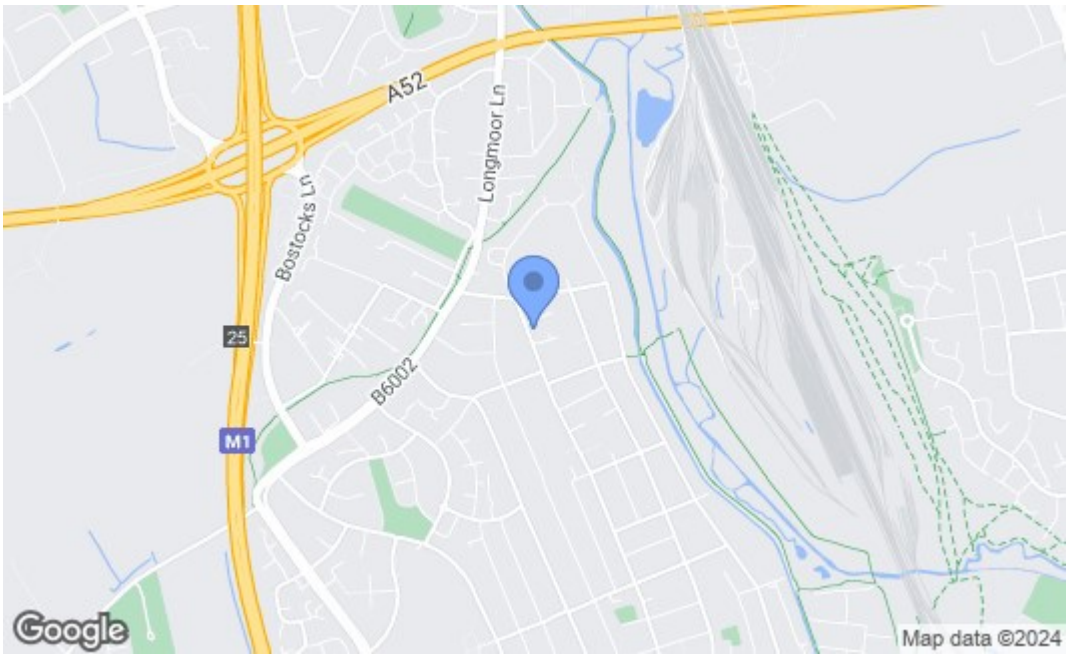
Attic Room
12'8 x 11'7 approx (3.86m x 3.53m approx)
This most useful additional room could have several different uses and is accessed via a ladder from the landing, there is a balustrade in the room as you reach the top of the ladder, the attic is boarded and has carpeted flooring, there is a Velux window, power points and the gas boiler is mounted on a side wall in the attic room.

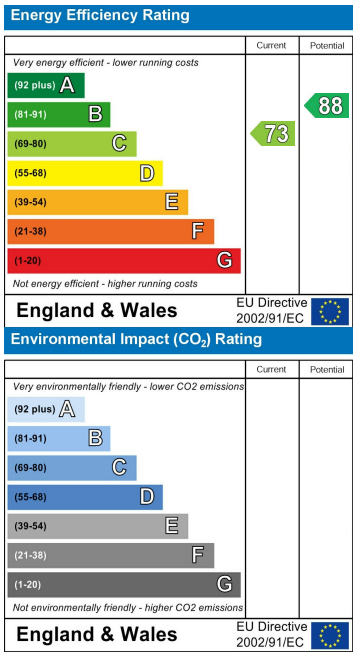
Outisde
At the front of the property there is block paved parking for two vehicles with a hedge to the right hand boundary and there is a path to the left hand side of the house leading to the main entrance door and to a gate which provides access to the rear garden.

To the immediate rear of the property there is a concrete patio area with a ramp leading to the door from the kitchen, gate with trellis to either side taking you to a block paved covered area and there is a path taking you to the bottom of the garden having a lawn with border to the right hand side and a vegetable garden to the left. At the bottom of the garden there is a storage area and two sheds which will remain at the property and the garden is kept private by having fencing to the two side boundaries. An outside light is provided, there are external power points and an outside water supply.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue for some distance and the property can be found as identified by our for sale board on the right hand side.
7940AMMP

Council Tax
Erewash Borough Council





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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