Robert Ellis

look no further...

Wilsthorpe Road,
Long Eaton, Nottingham
NG10 3JW

Price Guide £210-220,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOME WITH A LOFT ROOM, FOUND CLOSE TO THE TRAIN STATION.

Robert Ellis are delighted to offer to the market this charming three bedroom semi detached home that also offers an attic room, perfect for families seeking spacious and comfortable living. This property features a generous through lounge/diner that extends over 27ft., providing an ideal space for both relaxation and entertaining. Additionally, the property boasts a versatile loft room, perfect for use as a home office or games room. There is also a bathroom on the ground floor in addition to a first floor shower room. The shared driveway offers convenient off-street parking. Located in a friendly neighborhood, this residence combines modern amenities with classic charm, making it a delightful place to call home and located just a stones throw from Long Eaton Train Station, in addition to being ideally positioned for local shops and amenities.

This semi detached home is double glazed and benefits from gas central heating. Internal accommodation briefly comprises of a through lounge diner, kitchen and bathroom. The first floor landing leads to three bedrooms and a shower room. There is an attic room accessed via the first floor landing.

The property is positioned in an ideal location which offers easy access to the excellent local schools provided by Long Eaton, the town centre is only a short drive away where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre which is a few minutes walk away from the house and this provides a lovely place to walk and the excellent transport links include J25 of the M1 which again is only a few minutes drive away, 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.

Lounge/Diner
27'9 x 11'11 approx (8.46m x 3.63m approx)
Double glazed door to the front, double glazed box bay window, laminate flooring, coving to the ceiling, double glazed windows to the side and rear, stairs to the first floor, two radiators and opening to:

Kitchen
10'2 x 7'8 approx (3.10m x 2.34m approx)
Double glazed window and door to the side, wall and base units with work surfaces over, inset stainless steel sink and drainer, part tiled walls, electric oven, four ring induction hob, space and plumbing for a washing machine and dishwasher, tiled flooring.

Rear Lobby
The rear lobby provides access to:

Bathroom
Double glazed window to the side, part tiled walls, panelled bath, low flush w.c., pedestal wash hand basin, extractor fan, chrome heated towel rail and tiled flooring.

First Floor Landing
Access hatch to the loft with a pull down ladder and doors to:

Bedroom 1
Two double glazed windows to the front, radiator and laminate flooring.

Bedroom 2
8'4 x 9'1 approx (2.54m x 2.77m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
7'11 x 9'3 approx (2.41m x 2.82m approx)
Double glazed window to the rear and a radiator.

Shower Room
Double glazed window to the side, single shower cubicle with wall mounted shower, pedestal wash hand basin, low flush w.c., part tiled walls, chrome heated towel rail.

Second Floor

Loft Room
17'1 x 11'1 approx (5.21m x 3.38m approx)
Two double glazed windows to the side

Outside
There is a side porch with plastic corrugated roof, door to the front and rear garden.

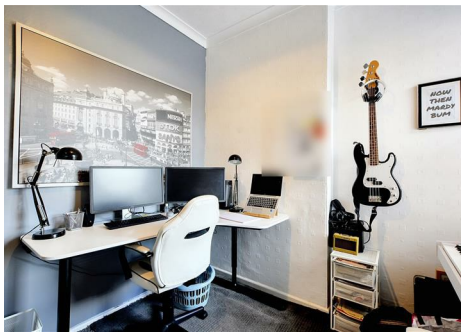
The rear garden has an artificial lawn, pebbled area, patio, panelled fencing, brick built shed with power, wooden shed and outhouse.

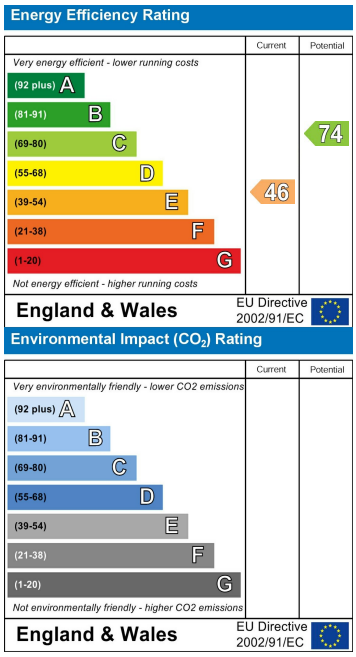
Outhouse
Currently used as a utility with space for a tumble dryer.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road and the property can be found on the right hand side.
8046AMCO

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 11mbps, Superfast 47mbps, Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – Very low, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818