



Acton Road,  
Long Eaton, Nottingham  
NG10 1FR

**£269,950 Freehold**



THIS IS A TASTFULLY FINISHED THREE DOUBLE BEDROOM TRADITIONAL SEMI DETACHED PROPERTY WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Robert Ellis are delighted to bring to the market a three double bedroom semi detached property that boasts many traditional features from coving to the ceiling to deep skirting boards and Minton tiled flooring in the hallway. The property has been sympathetically refurbished to a high specification retaining charm and character and is ready for its next owner to move straight into. Both reception rooms benefit from an open fire in the front reception and wood burning stove to the dining room, both of which provide a warm and cosy feel throughout the property. The kitchen has been opened up into the dining room and there is a separate utility and ground floor w.c. An internal viewing is a must to fully appreciate all the property has to offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a hallway with Minton tiled floor, lounge with brick bay window to the front with internal shutter blinds and Kardene floor, separate dining room with Kardene floor opening into the kitchen which has a breakfast bar/island, large pantry and door to inner lobby leading to a separate w.c. and utility room. To the first floor there are three double bedrooms and tastefully refurbished shower room. From the landing there is a wooden staircase leading to an attic room with Velux windows to the rear and power points. The property is set back from the road and from the side there is a gate leading to a privately enclosed rear garden.

The property is located within easy reach of the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to arrange your viewing today.



### Entrance Hall

UPVC double glazed front entrance door, radiator, stairs to the first floor, coving to ceiling, Minton tiled floor and door to:

### Lounge

14'5 x 11'6 approx (4.39m x 3.51m approx)  
UPVC double glazed bay window to the front with internal shutter blinds, coving to ceiling, open fire with Adam style surround and tiled hearth, Karndean flooring and TV point.

### Dining Room

12'6 x 11'9 approx (3.81m x 3.58m approx)  
Karndean floor, log burning, radiator, built-in storage cupboard, patio doors to the rear garden, spotlights and open to:

### Kitchen

10'9 x 10'8 approx (3.28m x 3.25m approx)  
Wall, base and drawer units with solid work surface over, space for Range cooker, Belfast sink with swan neck mixer tap, tiled walls and splashbacks, spotlights, large pantry, appliance space, island offering a breakfast bar area and storage under, door to:

### Inner Lobby

Tiled floor, UPVC double glazed window to the rear, radiator and doors to:

### Utility Room

Plumbing for automatic washing machine, appliance space, gas central heating boiler, tiled floor and UPVC double glazed window to the side.

### Ground Floor w.c.

Low flush w.c., wash hand basin, splashback, tiled floor and UPVC double glazed window to the side.

### First Floor Landing

Spotlights, radiator, stairs to the attic room and doors to:

### Bedroom 1

15'5 x 11'8 approx (4.70m x 3.56m approx)  
Two UPVC double glazed windows to the front with internal shutter blinds, radiator, original cast iron fireplace with tiled hearth.

### Bedroom 2

11'9 x 9'6 approx (3.58m x 2.90m approx)  
UPVC double glazed window to the rear, radiator, original cast iron fireplace with tiled hearth.

### Bedroom 3

13'4 x 9'7 approx (4.06m x 2.92m approx)  
UPVC double glazed window to the rear, radiator and original cast iron fireplace and tiled hearth.

### Shower Room

With a walk-in shower cubicle having a waterfall shower head and hand held shower with recess to the wall, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, radiator, spotlights, extractor fan, patterned tiled floor and UPVC double glazed window to the side.

### Attic

11'5 x 10'7 approx (3.48m x 3.23m approx)  
Two Velux windows to the rear, storage in the eaves, storage heater and power points.

### Outside

The property is set back from the road having a wall and wrought iron boundary and a path leading to the front door. To the left there is side access through a secure gated to the rear garden. Immediate to the property there is a patio with a step down leading to the lawn, there is a path leading to the bottom of the garden and to the left of the path a gravelled area. At the bottom there is a decked area, perfect for seating, and the garden is privately enclosed with fenced and walled boundaries. There are external power points and a tap.

### Directions

Proceed out of Long Eaton along Waverley Street and at The Tappers Harker island take the fourth exit onto Oakleys Road, first left into Acton Road and the property can be found on the left.  
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TOTAL FLOOR AREA: 1313 sq. ft. (122.0 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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