

# Robert Ellis

*look no further...*



Cranmer Street,  
Long Eaton, Nottingham  
NG10 1NL

**Price Guide £245-250,000**  
**Freehold**

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/robertellisestateagent



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A THREE BEDROOM TRADITIONAL DETACHED HOME WITH THE BENEFIT OF OFF STREET PARKING.

Robert Ellis are delighted and proud to bring to the market this deceptively spacious three bedroom detached family home situated within walking distance of Long Eaton town centre and all that the centre has to offer. The great benefit to this period home is the off street parking and gated access to the rear where there is a car port. Situated close to road networks which provide an easy commute to the nearby towns and cities of Derby, Nottingham, Stapleford and Beeston. Throughout the house you will notice high ceiling and generous size rooms which is one of the main attractions in a period property. There is a private enclosed garden and an internal viewing comes highly recommended as we believe there will be a high level of interest.

The property is constructed of brick to the external elevation, with cladding to the front and rear, all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing. In brief the accommodation comprises of an entrance hall with stairs to the first floor, lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern fitted bathroom as well as loft access which subject to planning could be converted into an additional room. Outside to the front there is access to the driveway and double gates lead to the rear and is under cover by a car port. There is a front courtyard with path leading to the front door. To the rear the garden is privately enclosed and comprises of a patio area with laid lawn and planted borders.

As previously mentioned the property is situated within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.





#### Hallway

12'2" x 5'8" approx (3.71m x 1.73m approx)

Double glazed door and patterned window to the front, radiator, tiled floor, stairs to the first floor and doors to:

#### Lounge

13'5" x 12'1" approx (4.09m x 3.68m approx)

Double glazed windows to the front and side, radiator, electric feature fireplace with marble hearth and surround, double doors to:

#### Dining Room

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window to the rear, radiator, laminate flooring and access to:

#### Kitchen

12'9" x 8'3" approx (3.89m x 2.51m approx)

A modern fitted kitchen with wall and base units with work surface over, gas hob with extractor hood over, electric oven and stainless steel sink with drainer, integral dishwasher and space for a washing machine and fridge freezer, spotlights, tiled splashbacks and tiled flooring with under floor heating, UPVC double glazed door and window to the rear.

#### First Floor Landing

Loft access hatch with ladder and also benefiting from light and power and doors to:

#### Bedroom 1

13'5" x 11'9" approx (4.09m x 3.58m approx)

Double glazed window to the front, radiator and chimney breast.

#### Bedroom 2

13' x 10'9" approx (3.96m x 3.28m approx)

Double glazed window to the rear, laminate flooring, radiator and airing/storage cupboard housing the boiler.

#### Bedroom 3

9'7" x 7'5" approx (2.92m x 2.26m approx)

Double glazed window to the rear and radiator.

#### Bathroom

8'5" x 5'1" approx (2.57m x 1.55m approx)

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low flush w.c., towel radiator, part tiled walls and tiled flooring, extractor fan, inset spotlights and obscure double glazed window to the rear.

#### Outside

To the front the property has great stance with access to off street parking via double doors that lead to the car port. There is a front courtyard with a step to the front door. To the rear there is a private and enclosed garden with delightful patio area, laid lawn, stone circle at the rear boundary and planted borders.

#### Car Port

25'3" x 9'6" approx (7.7m x 2.9m approx)

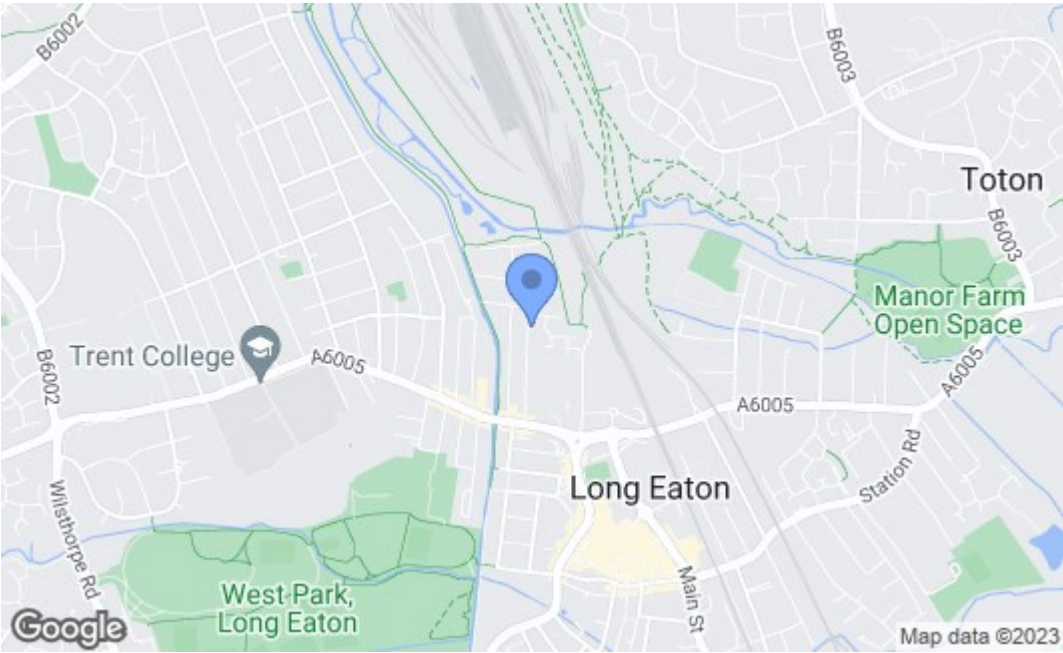
Also used as a utility area and currently housing a tumble dryer and freezer, space for a car and additional storage.

#### Directions

Proceed out of Long Eaton along Derby Road turning right into Cranmer Street. The property can then be found on the left as identified by our for sale board.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.