Robert Ellis

look no further...







Cranmer Street,
Long Eaton, Nottingham
NG10 1NL

O/O £280,000 Freehold



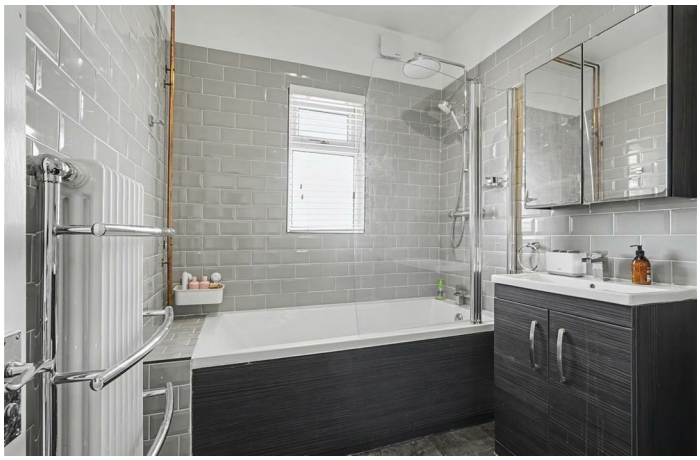
THIS IS A DETACHED, FULLY UPGRADED EDWARDIAN HOME WHICH HAS SPACIOUS GROUND FLOOR LIVING AREAS, THREE BEDROOMS TO THE FIRST FLOOR AND AN ATTIC ROOM WITH AN EN-SUITE BATHROOM.

Being situated on this popular road close to the centre of Long Eaton, this detached Edwardian property provides a lovely home which will suit a whole range of buyers who are looking for a property which is ready to move into without having to carry out any work. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties 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 shopping facilities in and around the centre of Long Eaton and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of having gas central heating and double glazing, the accommodation includes a reception hall with the original Minton tiled flooring and stairs leading to the first floor and doors take you to the lounge, with has a log burning stove set in a feature chimney breast and double opening, Georgian glazed internal doors lead to an office/study or play room. The kitchen extends from the front to the rear of the property and is fitted with grey Shaker style units and has double opening French doors leading out to the rear garden and there is a utility area off the kitchen. To the first floor the landing leads to three double bedrooms and the bathroom which has a white suite with a shower over the bath and there is a flight of stairs from the first floor landing to the converted attic which is being used as an additional bedroom and has an en-suite bathroom. Outside there is the easily managed, walled area at the front, a path runs down the left hand side of the house to the rear where there is a private garden with decked areas having pergolas over, there is a lawn, raised beds, a shed and the garden is kept private by having walls to the three boundaries.

The property is within walking distance of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages area only a short distance away from the house, walks along the Erewash canal which take you to Trent Lock 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.





Front Door
Stylish panelled composite front door with two inset leaded double glazed block panels and a glazed panel above leading to:

Reception Hall
Stairs with a rope balustrade leading to the first floor, Minton tiled flooring, radiator, cloaks hanging, wood panelled doors with inset etched glazed panels leading to the lounge and dining/living kitchen.

Lounge/Sitting Room
13'2 x 12'4 max approx (4.01m x 3.76m max approx)
Double glazed windows with fitted blinds to the front, multi fuel log burning stove set in a feature chimney breast with a wooden mantle over and a tiled hearth with double glazed windows with fitted blinds to either side of the chimney breast set in arched recesses and a bench store seat to one side of the chimney breast, cornice to the wall and ceiling, two wall lights and double opening Georgian glazed internal doors with matching side panels leading through to:

Office/Play Room
10'9 x 6'8 approx (3.28m x 2.03m approx)
Double glazed window with fitted blind to the rear, cornice to the wall and ceiling and a radiator.

Dining/Living Kitchen
20'2 x 10'5 approx (6.15m x 3.18m approx)
The dining living kitchen is fitted with grey Shaker style units and includes a double bowl Belfast sink with a pre-wash mixer tap having wooden work surfaces to either side, one with a Toshiba dishwasher and the other with two drawers with pull out drawers within and two further drawers below the sink, a cooking Range with wooden work surfaces to either side, one having a cupboard and drawer and the other having a cupboard, drawer and two wide drawers below, both having pull out drawers within, matching eye level wall cupboards with a hood over the cooking area, tiling to the walls by the work surface areas, further wooden surface with four drawers below, one of the drawers having a pull out inset drawer, recessed lighting to the ceiling, two feature vertical radiators, double glazed window with fitted blinds to the front and double glazed, double opening French doors with fitted blinds and a cat flap leading out to the decked area at the rear of the house and recessed lighting to the ceiling.

Utility Area
There is a walk through from the kitchen to a storage/utility area off the kitchen which has a double glazed window to the rear, plumbing and space for an automatic washing machine and tumble dryer, a wall mounted Worcester Bosch gas boiler, the electric consumer unit and the electric meter are fitted in this area and there is a wall mounted light.

First Floor Landing
There are balustrades to either side of the stairs on the landing, a double glazed window with a fitted blind to the rear and panelled doors to the bedrooms, bathroom and stairs to the attic room.

Bedroom 1
14'8 x 10'3 approx (4.47m x 3.12m approx)
Double glazed window with fitted blind to the front, an ECO log burning stove set in a feature original cast iron fireplace with a tiled hearth and a radiator.

Bedroom 2
10'9 x 10'8 plus bay to 9'3 approx (3.28m x 3.25m plus bay to 2.82m approx)
Double glazed window with fitted blind to the front, radiator, storage recess beneath the stairs which lead to the second floor and two glazed shelves to one side of the chimney breast.

Bedroom 3
9'9 x 7'5 approx (2.97m x 2.26m approx)
Double glazed window with fitted blind to the rear and a radiator.

Bathroom
The bathroom is fully tiled and has a white suite with a panelled bath having a mixer tap and a mains flow shower over with a rainwater shower head and hand held shower, tiling to three walls and protective glazed screen, hand basin with a mixer tap and double cupboard below with a mirror fronted cabinet to the wall above and a low flush w.c. with a concealed cistern, feature radiator with chrome heated towel rails, opaque double glazed window with a fitted blind and an extractor fan.

Second Floor
The stairs lead to the second floor with a hand rail and double storage cupboard/wardrobe at the bottom of the stairs, there is a double glazed window with fitted blind to the side and the balustrade continues either side of the stairs into the bedroom.

Bedroom 4
19'4 x 9'4 approx (5.89m x 2.84m approx)
Having four Velux windows to the sloping ceiling, three access points to the roof storage space, a further fitted cupboard, shelving to one wall, a radiator and recessed lighting to the ceiling.

En-Suite Bathroom
The en-suite has a panelled bath with a central mixer tap and hand held shower with tiling to two walls and to a boxed section at the end of the bath, a low flush w.c. and corner hand basin with a mixer tap and tiled splashback, chrome ladder heated towel radiator, Velux window, an X-pelair fan, electric shaver point and an extendable shaver mirror and recessed lighting to the ceiling.

Outside
At the front of the property there is a low level wall with a gate leading to a feature tiled and brick edged pathway taking you to the front door with slate chipped areas to either side of the path, a two bin storage unit, fencing to the left hand boundary and a wall to the right hand side.

At the rear of the property there is decking with a pergola over and a hot tub positioned on a second decked section which again has a pergola over, there is a slate chipped path at the rear of the house which extends down the left hand side where there is a gate leading out to the front and a wooden log store. There are double gates leading to the road at the side of the property which provides vehicular access onto the rear garden, there are planted raised beds to two sides, a wooden shed is positioned on a slabbed base and there are walls to the three boundaries. There is outside lighting, external power points and an outside tap provided at the rear of the house.

Directions
Proceed out of Long Eaton along Derby Road and Cranmer Street can be found as the first turning on the right hand side and the property can be identified by our for sale board.
9392MP

Council Tax
Erewash Borough Council Band B

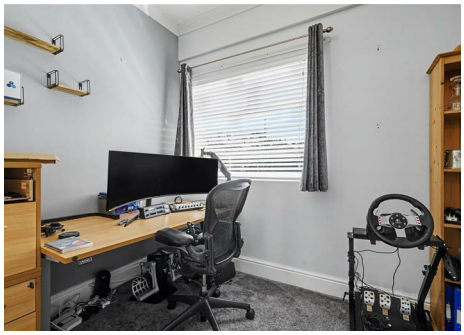
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 38mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



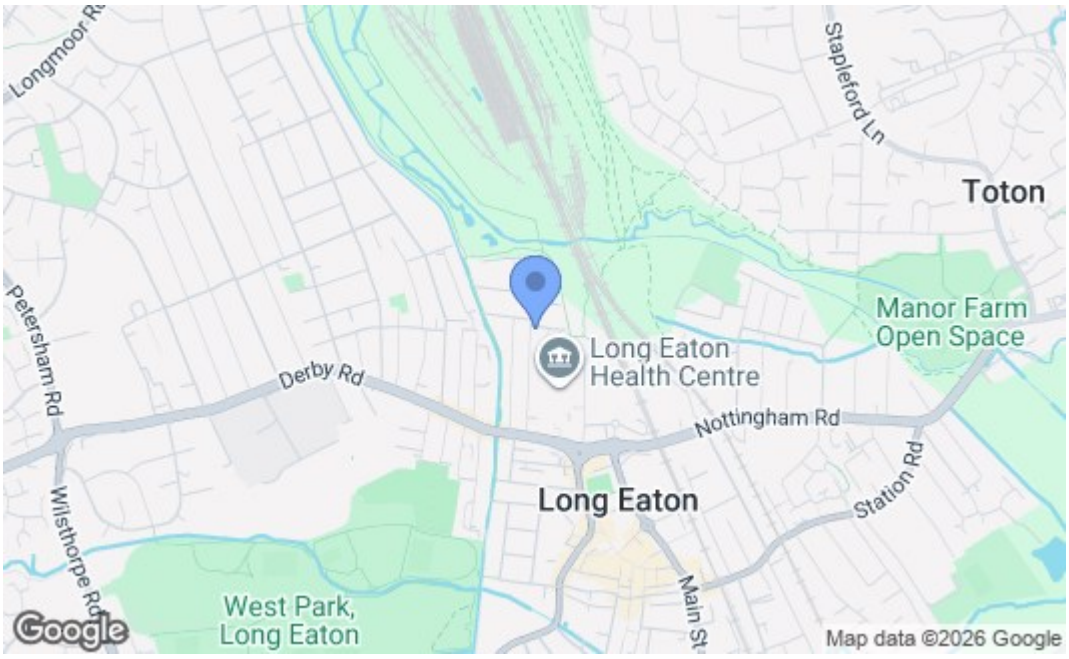


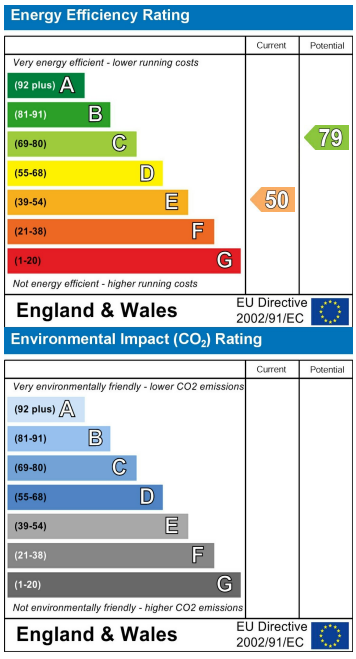












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.