Robert Ellis

look no further...

King Street,
Long Eaton, Nottingham
NG10 4LJ

£165,000 Freehold

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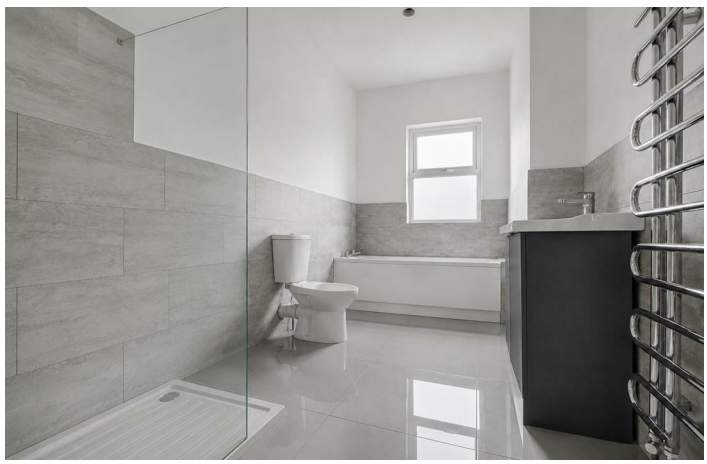
AN IDEAL FIRST TIME BUYER HOME WITH TWO DOUBLE BEDROOMS, RECENTLY RENOVATED AND BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market this completely renovated and beautifully presented two double bedroom mid property, ideally situated on King Street, just a short walk from Long Eaton town centre and the ever-popular West Park. Having been fully refurbished throughout, this stunning home offers stylish, ready-to-move-into accommodation with a contemporary finish that will appeal to first time buyers and investors alike. The property benefits from two spacious reception rooms, providing flexible living and dining space, while the newly fitted kitchen has been thoughtfully designed with modern units and quality fittings, creating a practical and attractive heart to the home. To the first floor, there are two generous double bedrooms and a superbly appointed four-piece bathroom, finished to a high standard and comprising a bath and separate shower. Externally, the property benefits from a rear garden offering an ideal space for relaxing or entertaining. Offered to the market with no upward chain, this exceptional home is ready for immediate occupation and an internal viewing is highly recommended to fully appreciate the quality and finish on offer.

Entering into the front lounge, there is a door leading into the dining room, which in turn provides access to the newly fitted kitchen. Upstairs, there are two double bedrooms and a newly fitted bathroom comprising both a bath and separate shower. The property also benefits from a newly fitted boiler and gas central heating system throughout.

Being located on King Street this property is within a few minutes walk of the Asda, Aldi and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities which include the Clifford Gym in the centre of town and West Park Leisure Centre and adjoining playing fields on the outskirts of Long Eaton and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge
11'7 x 12'1 approx (3.53m x 3.68m approx)
New composite front door, double glazed window to the front, laminate flooring, double radiator, coving, ceiling light, TV point and new internal door into:

Lobby
Stairs to the first floor and a door into:

Dining Room
11'7 x 11'6 approx (3.53m x 3.51m approx)
UPVC double glazed window to the rear, new laminate flooring, coving, radiator, ceiling light, door to understairs storage cupboard and door to:

Kitchen
12'7 x 7'1 approx (3.84m x 2.16m approx)
Two UPVC double glazed windows and door to the rear, laminate flooring, ceiling light, newly fitted navy blue Shaker style wall, base and drawer units to three walls with grey laminate work surface over, plumbing and space for a washing machine, space for a fridge freezer, space for an oven, stainless steel sink and drainer, splashbacks, cupboard housing the new combi boiler.

First Floor Landing
L shaped landing, carped flooring, ceiling light and doors to:

Bedroom 1
11'7 x 8'9 approx (3.53m x 2.67m approx)
UPVC double glazed window to the front, new carpeted flooring, double radiator and ceiling light.

Bedroom 2
11'7 x 8'5 approx (3.53m x 2.57m approx)
UPVC double glazed window to the rear, new carpeted flooring, double radiator and ceiling light.

Bathroom
6'5 x 12'7 approx (1.96m x 3.84m approx)
Obscure UPVC double glazed window to the rear, ceiling light, grey gloss floor tiles, grey half tiled walls, low flush w.c., panelled bath, inset sink and large walk-in shower, chrome towel radiator.

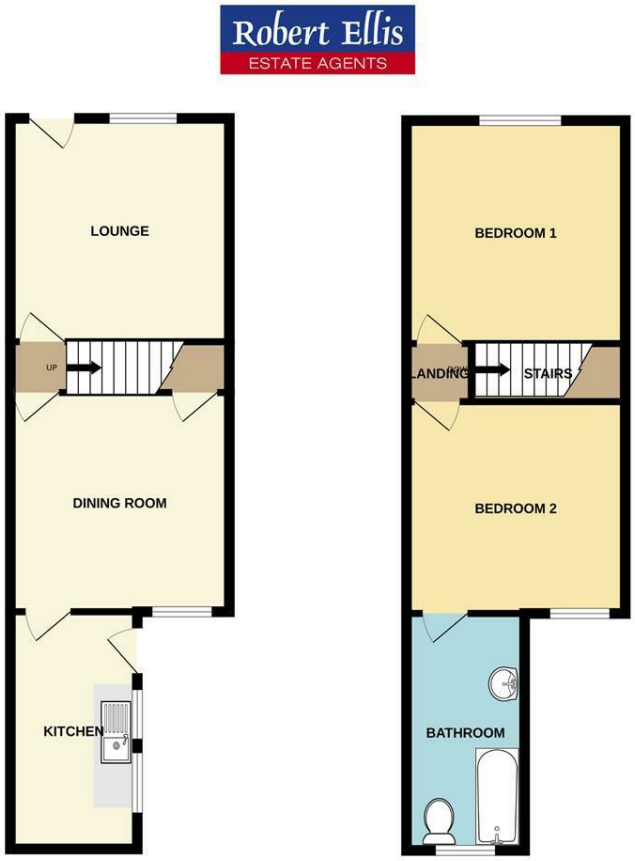
Outside
To the rear there is a patio area leading to a lawned garden. Access at the rear for bins.

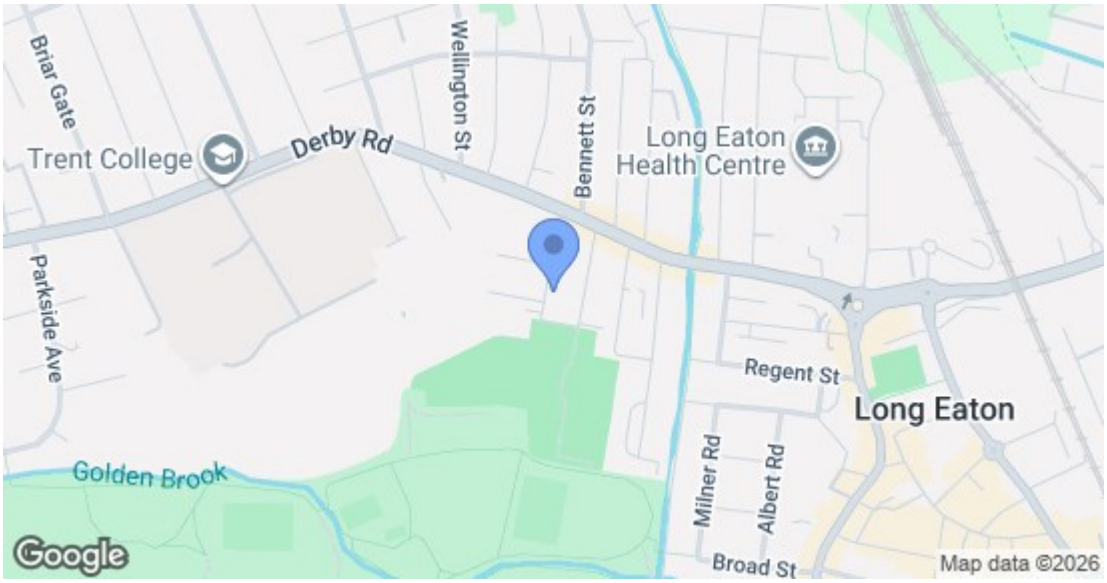
Directions
Proceed out of Long Eaton along Derby Road and turn fourth right into King Street.
9151JG

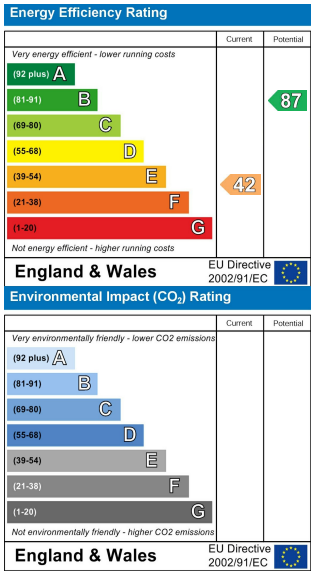
Council Tax
Erewash Borough Council Band A

Agents Notes
The EPC was carried out prior to any improvement works being completed

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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.

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