



Nottingham Road,  
Long Eaton, Nottingham  
NG10 2BZ

**£375,000 Freehold**

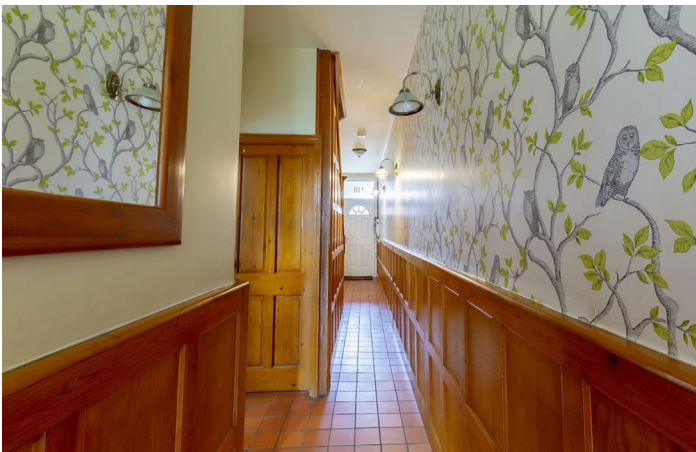


A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR DOUBLE BEDROOM TRADITIONAL SEMI-DETACHED PROPERTY.

Robert Ellis are delighted to bring to the market this stunning traditional semi-detached home located close to Long Eaton town centre and all the amenities the area has to offer. The property itself has undergone a programme of refurbishment by the current owner and offers extremely well-presented accommodation throughout including a recently refitted kitchen and stunning bathroom suite on the first floor. The property offers neutral decoration throughout ready for the new owners to move into. This traditional home offers spacious living accommodation with TWO RECEPTION ROOMS, FOUR DOUBLE BEDROOMS and Two EN-SUITE BATHROOMS to the master bedroom and loft room. In addition to the well-appointed and spacious accommodation, the property also offers a wealth of character and charm with many original features still remaining including wood panelling, cast iron open fireplaces and ceiling cornices. Robert Ellis highly advises an internal viewing to appreciate this delightful family home, call our office today to arrange your appointment.

This well-presented traditional home was constructed in approx 1920 of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as re-fitted GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. In brief, the spacious accommodation comprises of large entrance hallway with tiled flooring, bay fronted living room with a cast iron open fireplace and double doors opening into the kitchen. There is a recently refitted kitchen which benefits from INTEGRAL APPLIANCES, this leads to the Utility room and ground floor W/C. To the rear, there is the family room with feature bay French doors leading to the landscaped garden. On the first floor, there are three double bedrooms with an en-suite bathroom to the master bedroom and a family bathroom and on the second floor, there is the fourth double bedroom. Outside the attractive frontage provides a block paved driveway offering CAR STANDING for two vehicles and to the rear, there is a beautifully landscaped style garden with the raised decked areas providing inset lighting which leads to an artificial lawned garden providing a range of well-established trees, shrubs and planted borders, further secluded decked patio to the rear.

The property is within a few minutes walking distance of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools, there are health care and sports facilities and excellent transport links include J25 of the M1, Long Eaton and Beeston Stations, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



### Entrance Hallway

With a modern double glazed composite door to the front with fixed double glazed panel above, part wood panelling to the walls, ceiling light point, wall light point, wall mounted radiator, quarry tiled floor, stairs to the first floor and door with steps to the cellar and panelled doors to:

### Dining Room

14'11" x 12'5" approx (4.55m x 3.78m approx)

UPVC double glazed sectional bay window to the front, laminate flooring, ceiling light point, coving to the ceiling, ceiling rose, picture rail, feature open fireplace incorporating wooden surround with cast iron arched inset and feature tiles. Archway featuring pocket sliding doors to:

### Re-fitted Kitchen

12'7" x 10'6" approx (3.84m x 3.20m approx)

With a range of contemporary wall and base units incorporating laminate work surface over, stainless steel sink with modern swan neck mixer tap above, integral Beko dishwasher, integral double oven with built-in microwave over, integral fridge and freezer, four ring ceramic hob with built-in extractor over, breakfast bar providing additional sitting space, tiled splashbacks, laminate flooring, recessed spotlights to the ceiling, feature vertical radiator, UPVC double glazed door to the rear garden, glazed door to the entrance hall with pocket sliding door to:

### Utility Room

5'10" x 5'5" approx (1.78m x 1.65m approx)

UPVC double glazed window to the side, 1½ bowl stainless steel sink with swan neck mixer tap above, range of matching wall and base units incorporating laminate work surface over, feature tiled splashbacks, laminate flooring, recessed spotlights to the ceiling, doorway to:

### Cloaks/w.c.

6'1" x 3' approx (1.85m x 0.91m approx)

Semi recessed vanity wash hand basin with storage cupboard below, low flush w.c., recessed spotlights to the ceiling, laminate flooring and feature tiled splashbacks.

### Living Room

15'5" into bay x 12'4" approx (4.70m into bay x 3.76m approx)

UPVC double glazed French doors leading out to the rear garden with fixed double glazed panels either side, feature cast iron style wall hung radiator, fireplace incorporating wooden surround with inset mirror, quarry tiled hearth, cast iron open fireplace with tiled surround, recessed spotlights to chimney alcove, picture rail, stripped wood flooring, ceiling light point, ceiling rose and coving to the ceiling.

### First Floor Landing

Recessed spotlights to the ceiling, wall mounted radiator, stairs to the second floor and panelled doors to:

### Bedroom 1

13'2" x 14'1" approx (4.01m x 4.29m approx)

UPVC double glazed leaded window to the front, wall mounted radiator, laminate flooring, ceiling light point, picture rail, built-in wardrobes providing additional storage space and panelled door to:

### En-Suite

5'8" x 4'9" approx (1.73m x 1.45m approx)

Quadrant shower enclosure with mains fed shower above incorporating rain water shower head, low flush w.c., pedestal wash hand basin, chrome heated towel rail, tiling to the floor and walls, ceiling light point and extractor fan.

### Bedroom 2

12'8" x 10'8" approx (3.86m x 3.25m approx)

UPVC double glazed window to the rear, wall hung feature radiator, recessed spotlights to the ceiling, laminate flooring.

### Bedroom 3

13'7" x 12'3" approx (4.14m x 3.73m approx)

UPVC double glazed window to the rear, ceiling light point, wall mounted radiator, dado rail, laminate flooring.

### Bathroom

8'9" x 6'1" approx (2.67m x 1.85m approx)

Incorporating a four piece suite of double wash hand basins with mixer taps above, low flush w.c., Jacuzzi bath with shower head and Jacuzzi attachment over, recessed spotlights to the ceiling, tiled splashbacks, UPVC double glazed window to the side, shelving for additional storage.

### Second Floor Landing

Recessed spotlights to the ceiling, door to eaves for further storage and glazed door to:

### Bedroom 4

13'1" x 14'9" approx (3.99m x 4.50m approx)

UPVC double glazed window to the front, two ceiling light points, built-in storage, wall mounted radiator, laminate flooring, bi-folding door to:

### En-Suite

7'6" x 3'10" approx (2.29m x 1.17m approx)

Quadrant shower enclosure with rain water shower attachment above, pedestal wash hand basin, low flush w.c., feature tiling to the floor, tiling to the walls, chrome heated towel rail, Velux style roof light and ceiling light point.

### Outside

To the front of the property there is a block paved driveway providing ample off the road vehicle hard standing, pathway to the front entrance door and wall to the boundaries. To the rear of the property there is an enclosed low maintenance garden with an artificial lawn, raised decked area, fencing and hedges to the boundaries with an additional raised deck to the bottom of the garden.

### Directions

### Agents Notes

The EPC was carried out prior to any improvement works and would now have a higher rating.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F		20	
(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	

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.