Robert Ellis

look no further...

Wellington Street,
Long Eaton, Nottingham
NG10 4NF

£264,950 Freehold

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A THREE BEDROOM DETACHED FAMILY HOME OFFERING EXTENDED ACCOMMODATION IN GREAT LOCATION, CLOSE TO SCHOOLS, WEST PARK AND AMENITIES.

Robert Ellis are delighted to bring to the market this extended box bay window three bedroom detached home is well-presented throughout and is located a short distance from Long Eaton town centre. With spacious and modern interiors, it offers comfortable living in a convenient location. Ideal for families, the property boasts ample living space with two reception rooms and an extended kitchen full with integrated appliances including oven and microwave and contemporary finishes.

The property benefits from gas central heating and double glazing and the properties accommodation briefly compromises of an entrance hall, lounge, dining room, extended kitchen to the ground floor and three bedrooms and a large bathroom to the first floor. The property also benefits from having planning permission to be improved, although the property is in great condition throughout and could be moved straight into!

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields 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.

Entrance Hall
With newly fitted composite and glazed entrance door to the front elevation, coving to the ceiling, double radiator, stairs leading to the first floor and panelled doors to:

Living Room
14'5 x 12'6 approx (4.39m x 3.81m approx)
Double glazed bay window to the front, coving to the ceiling, original ceiling plaster rose, wall light points, built-in shelving with modern feature fireplace incorporating a multi fuel burning stove, laminate flooring and internal French doors to:

Dining Room
12'10 x 12'10 approx (3.91m x 3.91m approx)
UPVC double glazed window to the rear, radiator, laminate flooring and multi fuel burning stove, archway to:

Dining Kitchen
27'11 x 10'3 approx (8.51m x 3.12m approx)
The open plan dining kitchen benefits from integrated oven with Baumatic integrated microwave above, stainless steel sink with modern swan neck mixer tap over, integrated dishwasher, space for washer/dryer, integrated fridge freezer, breakfast bar, radiator, double glazed French doors leading out to raised decked area and enclosed garden, double glazed window to the side, recessed spotlights to the ceiling and door to:

Ground Floor w.c.
Low flush w.c. and coats hanging space.

First Floor Landing
With loft access hatch that is partly boarded and new insulation and panelled doors to the bedrooms and bathroom. This is a very large loft space and landing and could easily be converted to an extra bedroom and en-suite with the necessary permissions.

Bedroom 1
15'5 x 12'10 approx (4.70m x 3.91m approx)
Two UPVC double glazed windows to the front, radiator, laminate flooring, coving to the ceiling.

Bedroom 2
12'2 x 9'10 approx (3.71m x 3.00m approx)
Radiator, UPVC double glazed window to the rear and laminate flooring.

Bedroom 3
10'6 x 10'2 approx (3.20m x 3.10m approx)
UPVC double glazed windows to the side and rear, wall mounted radiator.

Bathroom
This extremely large family bathroom benefits from having a four piece suite comprising of a walk-in double shower enclosure with mains fed shower having a rainwater shower head over, large panelled bath, pedestal wash hand basin and low flush w.c., UPVC double glazed window to the side, chrome heated towel rail and recessed spotlights to the ceiling.

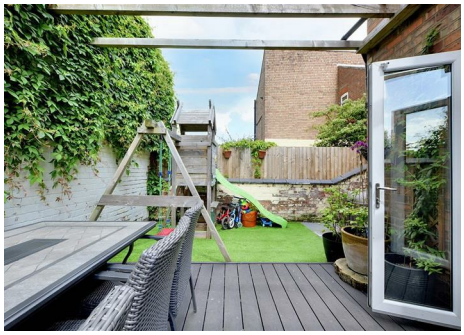
Outside
To the front there is a low maintenance garden with pathway leading to the front entrance door.

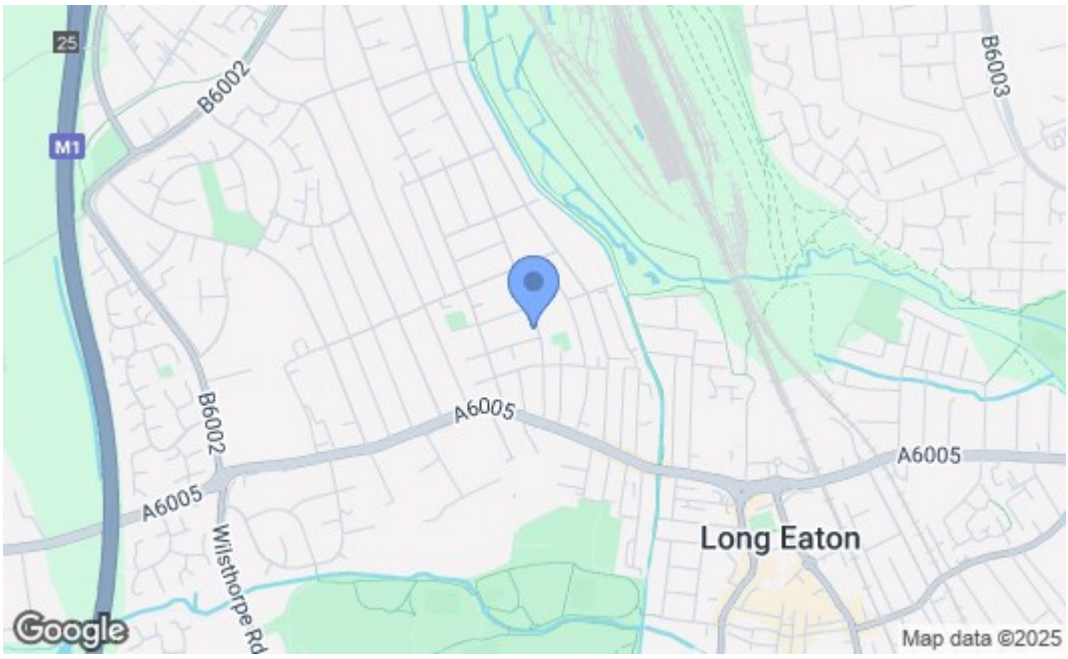
To the rear there is an enclosed garden with secure gated access at the side and newly laid composite decked area with pergola over, artificial lawn and paved second patio seating area to the side providing low maintenance courtyard style garden. There is a small garden shed and wood store included in the sale.

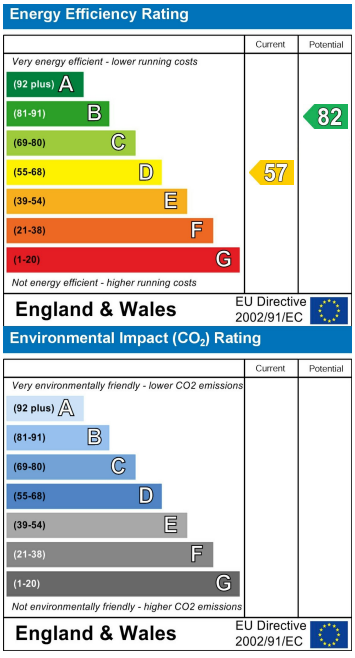
Directions
Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for a short distance taking the right turning into Upper Wellington Street where the property can be found on the left hand side.
8026AMCO

Council Tax
Erewash Borough Council D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 15mbps Superfast 59mbps Ultrafast 1000mbps
Phone Signal – EE, Three
Sewage – Mains supply
Flood Risk – No, surface water low
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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