Robert Ellis

look no further...

Acton Road,
Long Eaton, Nottingham
NG10 1FR

£269,950 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

THIS IS A TASTEFULLY FINISHED THREE DOUBLE BEDROOM TRADITIONAL SEMI DETACHED PROPERTY WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Robert Ellis are delighted to bring to the market a three double bedroom semi detached property that boasts many traditional features from coving to the ceiling to deep skirting boards and Minton tiled flooring in the hallway. The property has been sympathetically refurbished to a high specification retaining charm and character and is ready for its next owner to move straight into. Both reception rooms benefit from an open fire in the front reception and wood burning stove to the dining room, both of which provide a warm and cosy feel throughout the property. The kitchen has been opened up into the dining room and there is a separate utility and ground floor w.c. An internal viewing is a must to fully appreciate all the property has to offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a hallway with Minton tiled floor, lounge with brick bay window to the front with internal shutter blinds and Kardene floor, separate dining room with Kardene floor opening into the kitchen which has a breakfast bar/island, large pantry and door to inner lobby leading to a separate w.c. and utility room. To the first floor there are three double bedrooms and tastefully refurbished shower room. From the landing there is a wooden staircase leading to an attic room with Velux windows to the rear and power points. The property is set back from the road and from the side there is a gate leading to a privately enclosed rear garden.

The property is located within easy reach of the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to arrange your viewing today.

Entrance Hall
UPVC double glazed front entrance door, radiator, stairs to the first floor, coving to ceiling, Minton tiled floor and door to:

Lounge
14'5 x 11'6 approx (4.39m x 3.51m approx)
UPVC double glazed bay window to the front with internal shutter blinds, coving to ceiling, open fire with Adam style surround and tiled hearth, Karndean flooring and TV point.

Dining Room
12'6 x 11'9 approx (3.81m x 3.58m approx)
Karndean floor, log burning, radiator, built-in storage cupboard, patio doors to the rear garden, spotlights and open to:

Kitchen
10'9 x 10'8 approx (3.28m x 3.25m approx)
Wall, base and drawer units with solid work surface over, space for Range cooker, Belfast sink with swan neck mixer tap, tiled walls and splashbacks, spotlights, large pantry, appliance space, island offering a breakfast bar area and storage under, door to:

Inner Lobby
Tiled floor, UPVC double glazed window to the rear, radiator and doors to:

Utility Room
Plumbing for automatic washing machine, appliance space, gas central heating boiler, tiled floor and UPVC double glazed window to the side.

Ground Floor w.c.
Low flush w.c., wash hand basin, splashback, tiled floor and UPVC double glazed window to the side.

First Floor Landing
Spotlights, radiator, stairs to the attic room and doors to:

Bedroom 1
15'5 x 11'8 approx (4.70m x 3.56m approx)
Two UPVC double glazed windows to the front with internal shutter blinds, radiator, original cast iron fireplace with tiled hearth.

Bedroom 2
11'9 x 9'6 approx (3.58m x 2.90m approx)
UPVC double glazed window to the rear, radiator, original cast iron fireplace with tiled hearth.

Bedroom 3
13'4 x 9'7 approx (4.06m x 2.92m approx)
UPVC double glazed window to the rear, radiator and original cast iron fireplace and tiled hearth.

Shower Room
With a walk-in shower cubicle having a waterfall shower head and hand held shower with recess to the wall, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, radiator, spotlights, extractor fan, patterned tiled floor and UPVC double glazed window to the side.

Attic
11'5 x 10'7 approx (3.48m x 3.23m approx)
Two Velux windows to the rear, storage in the eaves, storage heater and power points.

Outside
The property is set back from the road having a wall and wrought iron boundary and a path leading to the front door. To the left there is side access through a secure gated to the rear garden. Immediate to the property there is a patio with a step down leading to the lawn, there is a path leading to the bottom of the garden and to the left of the path a gravelled area. At the bottom there is a decked area, perfect for seating, and the garden is privately enclosed with fenced and walled boundaries. There are external power points and a tap.

Directions
Proceed out of Long Eaton along Waverley Street and at The Tappers Harker island take the fourth exit onto Oakleys Road, first left into Acton Road and the property can be found on the left.
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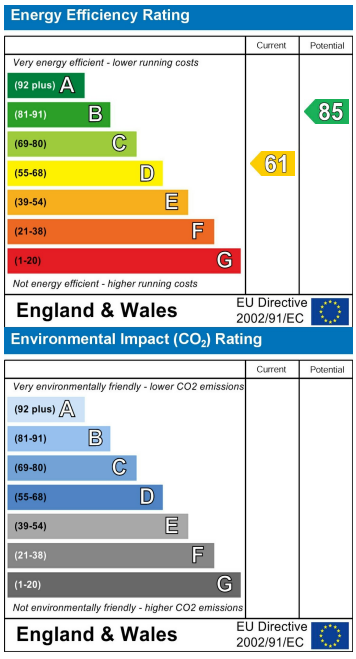

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818