



Stafford Street,  
Long Eaton, Nottingham  
NG10 2ED

**Price Guide £220-230,000  
Freehold**



A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE WITH OPEN PLAN LIVING/DINING KITCHEN.

Robert Ellis are delighted to bring to the market this beautifully finished home, which has been fully modernised throughout to create bright, contemporary and versatile living space, ideal for today's lifestyle which is just perfect for a first time buyer to move straight into. The property features an impressive open plan layout, providing a fantastic sense of space that's perfect for entertaining or family living. The ground floor includes a welcoming entrance hall, spacious living and dining areas flowing into a sleek modern kitchen, and the added convenience of a ground floor w.c. To the first floor there are two well-proportioned bedrooms and a beautiful shower room fitted with a luxurious rainwater shower head. Outside, the home benefits from off-road parking to the rear and an attractive rear garden offering a great space to relax and unwind. Situated in a popular residential area, the property is within easy reach of local amenities, schools and transport links, making it an ideal choice for a wide range of buyers. An internal viewing comes highly recommended to fully appreciate the quality and space on offer.

This beautifully presented semi detached home has been re-wired in 2024 in addition to having a new boiler in the same year. Internal accommodation briefly comprises of an entrance hall, open plan living/dining kitchen and w.c. to the ground floor. To the first floor, there are two double bedrooms and a shower room.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A52 and A50. East midlands Airport and local train stations are just a short drive away.



## Entrance Hall

Double glazed composite door to the front, laminate flooring, radiator, stairs to the first floor, opening to:

## Lounge

11'3 x 12'10 approx (3.43m x 3.91m approx)

Double glazed window to the front, radiator, open plan to:

## Kitchen

11'5 x 14'5 approx (3.48m x 4.39m approx)

Open plan to the lounge, with a range of matching wall and base units with work surfaces over, integrated electric oven, four ring induction hob and extractor over, radiator, opening to the second part of the kitchen which has base units with work surfaces over, part tiled walls, stainless steel sink and drainer, double glazed window to the rear.

## Dining Area

Patio doors to the rear garden, laminate flooring, radiator, space for a fridge freezer and door to:

## Cloaks/w.c.

Low flush w.c., part tiled walls, double glazed window to the rear and electric storage heater.

## First Floor Landing

Doors to:

## Bedroom 1

11'5 x 11' approx (3.48m x 3.35m approx)

Double glazed window to the front, storage cupboard housing the boiler and panelled walls.

## Bedroom 2

12' x 8'7 approx (3.66m x 2.62m approx)

Double glazed window to the rear and a radiator.

## Shower Room

Double shower cubicle with a rainwater shower head, fully tiled walls, tiled floor, low flush w.c., vanity wash hand basin, radiator and double glazed window to the rear.

## Outside

To the front of the property there is a fence area and gate leading to the entrance door.

The rear garden is laid mainly to lawn with railway sleepers, patio, rear access leading to off road parking.

## Directions

Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the T junction turn right into Station Road and Stafford Street can be found as a turning on the left with the property identified by our for sale board on the left.

8959CO

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

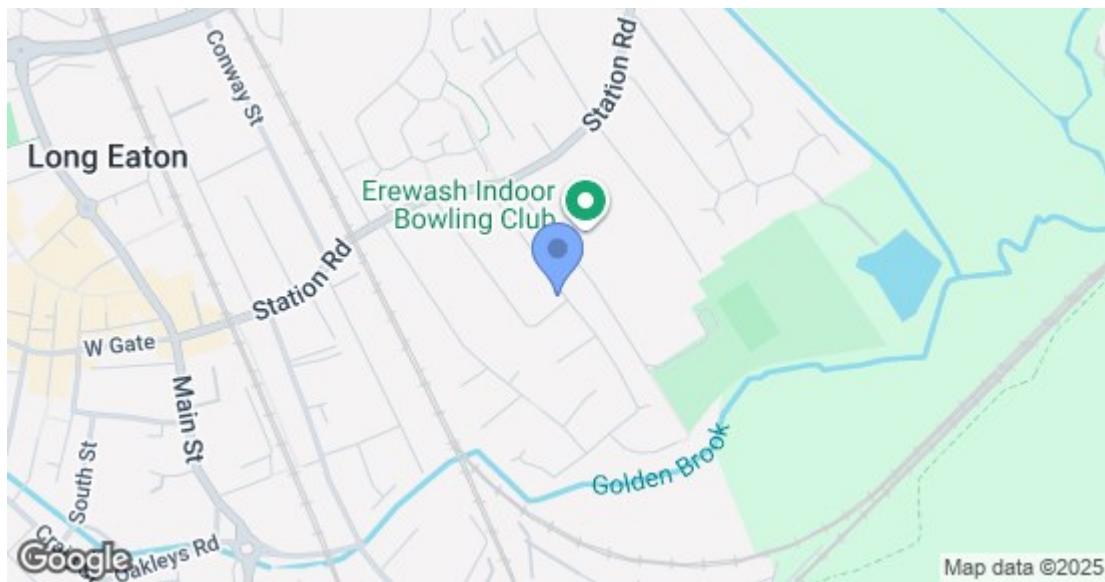
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	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.