



College Street,  
Long Eaton, Nottingham  
NG10 4NE

**Price Guide £250-260,000**

**Freehold**



A THREE BEDROOM SEMI DETACHED PROPERTY THAT HAS BEEN UPGRADED BY THE CURRENT OWNER AND OFFERS OFF THE ROAD PARKING WITH A DRIVEWAY TO THE SIDE ELEVATION.

Robert Ellis are delighted to bring to the market a property that has been modernised throughout. A VIEWING IS A MUST..... With modern conveniences such as gas central heating and double glazing. The main features to the property being, A re-fitted kitchen to the rear with patio doors onto the low maintenance garden, re-decorated throughout ready to move straight into, new floor coverings fitted and retaining the original 1920's doors. This property would ideally suit the first time buyer or growing family and is located close to local amenities and facilities, especially within walking distance of schools.

The property in brief comprises of an open porch with entrance hall, there is a lovely lounge with a double glazed bay window, Open dining room and modern re-fitted kitchen with French doors out onto the rear garden and access to the ground floor W/C. To the first floor there is a landing with access to three bedrooms and a updated bathroom. Outside the property is set back from the road having a small walled garden area to the front and to the rear there is a privately enclosed rear garden with off the road parking and driveway the the side of the property.

The property is within easy reach of all the shopping facilities provided by Long Eaton town centre which includes the Asda and Tesco superstores along with numerous other retail outlets, within walking distance there are schools for all ages, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open storm porch with original tiled floor, UPVC double glazed door to:

## Entrance Hall

With feature tiled flooring, stairs to the first floor, feature cast iron radiator, UPVC double glazed window to the front, ceiling light point, understairs storage cupboard housing the gas central heating boiler. Panelled doors to:

## Living Room

14'9 × 11'10 approx (4.50m × 3.61m approx)  
UPVC double glazed sectional bay window to the front, feature radiator, ceiling light point, cast iron multi fuel burner with marble hearth, internal original glazed door.

## Dining Room

12'10 × 10'6 approx (3.91m × 3.20m approx)  
UPVC double glazed French doors leading to the rear garden, feature tiling to the floor, feature wall mounted radiator, ceiling light point, original glazed door to entrance hall, archway through to re-fitted kitchen and panelled door to:

## Cloaks/w.c.

6'1 × 2'7 approx (1.85m × 0.79m approx)  
Low flush w.c., space saving feature vanity wash hand basin above, UPVC double glazed leaded window to the side, tiled splashbacks, tiling to the floor and ceiling light point.

## Fitted Kitchen

8'8 × 5'10 approx (2.64m × 1.78m approx)  
With a range of matching wall and base units incorporating a laminate work surface above, integral oven with four ring stainless steel gas hob over and stainless steel extractor hood above, recessed spotlights to the ceiling, stainless steel sink with a modern swan neck mixer tap over, integral washing machine, ample storage units with additional drawers, recessed spotlights to the ceiling, UPVC double glazed window to the rear.

## Half Landing

UPVC double glazed window to the side, ceiling light point, loft access hatch with built-in loft ladders and panelled door to:

## Bathroom

5'10 × 5'9 approx (1.78m × 1.75m approx)  
A modern white three piece suite comprising of a panelled

bath with mixer tap and shower attachment over, vanity wash hand basin with storage cupboards below, low flush w.c., heated feature black towel rail, glazed shower screen, tiled splashbacks, UPVC double glazed window to the rear, recessed spotlights to the ceiling.

## First Floor Landing

Built-in storage cupboard and panelled doors to:

## Bedroom 1

13' × 10'7 approx (3.96m × 3.23m approx)  
UPVC double glazed window to the rear, ceiling light point, feature cast iron decorative fireplace and feature wall mounted radiator.

## Bedroom 2

12'10 × 10'5 approx (3.91m × 3.18m approx)  
UPVC double glazed sectional window to the front, feature decorative cast iron fireplace, feature vertical radiator and ceiling light point.

## Bedroom 3

9'11 × 6'1 approx (3.02m × 1.85m approx)  
UPVC double glazed window to the front, feature radiator.

## Outside

To the front of the property there is a low maintenance gravelled walled garden with a pathway to the storm porch. Driveway to the side providing off the road vehicle hard standing.

To the rear there is a good size paved patio area, garden laid to lawn, fencing to the boundaries and external brick built store.

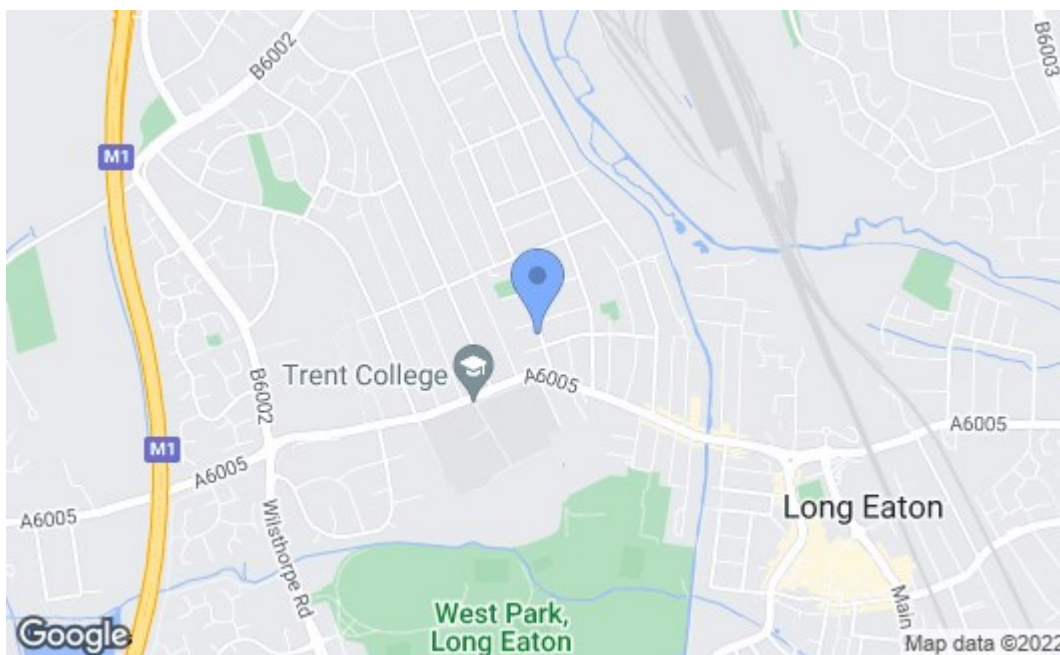
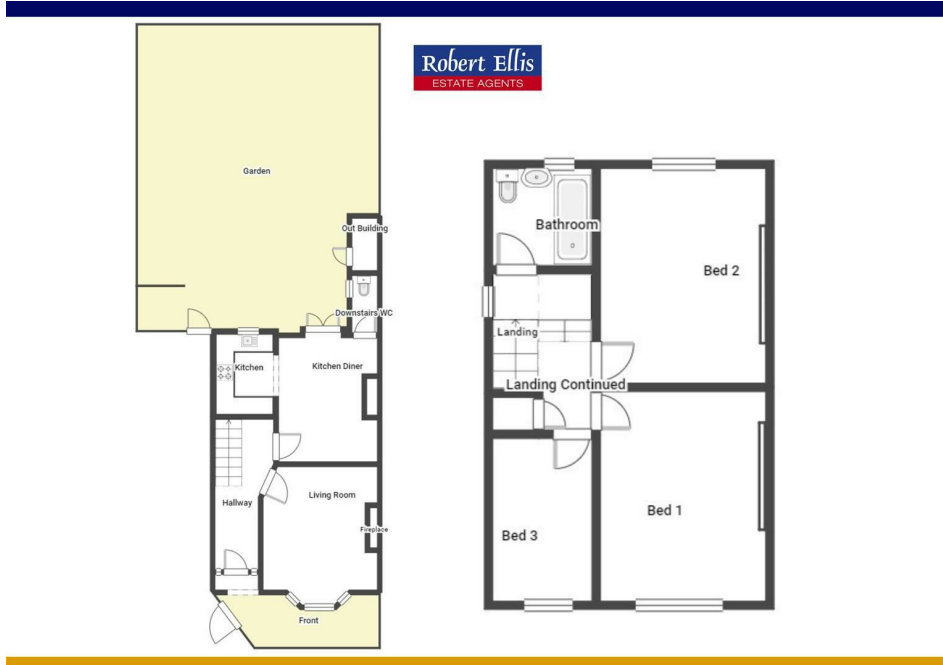
## Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and the property can be found as identified by our for sale board.  
6925AMNM

## Agents Notes

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(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.