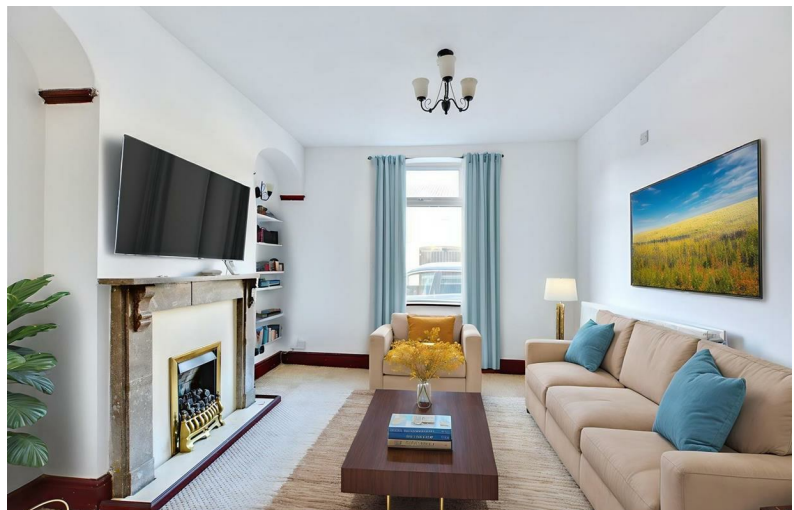


# Robert Ellis

*look no further...*



South Street,  
Long Eaton, Nottingham  
NG10 1ER

**O/O £190,000 Freehold**

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A SUBSTANTIAL AND WELL PRESENTED THREE-DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOME, IDEALLY LOCATED WITHIN WALKING DISTANCE OF LONG EATON CENTRE AND OFFERED WITH NO UPWARD CHAIN!

This well-proportioned property has been enhanced with a newly fitted contemporary kitchen, UPVC double glazing, gas central heating, and numerous LED recessed ceiling spotlights throughout. The ground floor features two generous reception rooms connected by sliding doors—perfect for creating an open-plan feel when desired or keeping the spaces separate for cosy living. To the first floor, the landing leads to three double bedrooms, including a master bedroom with ensuite shower room. Outside, the property enjoys an enclosed rear garden with lawn, decking and useful sheds, making it an excellent choice for first-time buyers and investors alike.

The property is constructed of brick to the external elevation and is all under a pitched tiled roof. Entering the property you are greeted via the spacious hallway that flows onto the lounge/diner which can be opened up or closed, depending on whether you're wanting a cosy vibe or entertaining space. There is also a cupboard which leads down to the cellar which has lighting and power. The recently fitted contemporary kitchen is well equipped and the grey modern units are sure to suit a whole range of buyers, this also has a door into the bathroom. To the first floor there is a well proportioned landing that leads to three double bedrooms and master having an ensuite shower. Outside the property has great stance and delightful curb appeal. To the rear there is a generous size lawned garden with a patio area and decked area. There is also a garden shed to the rear of the property. An early viewing is highly recommended to appreciate the space, size and period features of this property.

The property is close to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre where there are also several local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including West Park Leisure Centre, if required there are excellent local schools for all ages and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads provide good links to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

3'7 × 14'8 approx (1.09m × 4.47m approx)

UPVC double glazed door to the front with inset glazed panel, carpeted flooring, recessed LED ceiling spotlights, stairs to the first floor and doors to:

### Lounge

11'6 × 11'2 approx (3.51m × 3.40m approx)

With UPVC double glazed window to the front, carpeted flooring, pendant ceiling light, radiator, fireplace with feature surround, TV and phone point, two wall lights, sliding doors opening to the dining room.

### Dining Room

11'9 × 12'5 approx (3.58m × 3.78m approx)

UPVC double glazed large sliding doors to the rear garden, carpeted flooring, recessed LED ceiling spotlights, wall mounted lights, wall mounted radiator, internal folding doors to the lounge, door leading to the cellar

### Kitchen

13'6 × 7'2 approx (4.11m × 2.18m approx)

The kitchen has UPVC double glazed door to the rear with inset patterned glass, UPVC double glazed window to the rear, laminate grey flooring, recessed LED ceiling spotlights.

The recently refitted kitchen consists of grey gloss wall, drawer and base unit to two walls, laminate grey speckle worktops and grey brick style gloss splash-back tiling, inbuilt cooker, four ring electric hob and extractor above. space and plumbing for washing machine. Cupboard housing the combi boiler which is 2 years old. space for dishwasher and under-counter fridge and freezer. There is a door into the bathroom

### Bathroom

6'2 × 6'5 approx (1.88m × 1.96m approx)

With UPVC double glazed patterned window to the side, grey laminate flooring, recessed led ceiling spotlights, radiator, low flush wc, pedestal sink with mixer tap, extractor, panelled bath with electric shower above

### First Floor Landing

5'6 × 11'8 approx (1.68m × 3.56m approx)

Carpeted flooring, recessed LED ceiling spotlights, loft access hatch and doors to:

### Bedroom 1

14'3 × 11'7 approx (4.34m × 3.53m approx)

Two UPVC double glazed windows to the front, carpeted flooring, double radiator, recessed LED ceiling spotlights, TV and internet points and built-in corner unit. Door to:

### En-Suite

3'7 × 5'9 approx (1.09m × 1.75m approx)

Low flush w.c., corner sink, part tiled walls, enclosed corner shower with sliding doors, electric shower and extractor.

### Bedroom 2

9'3 × 11'9 approx (2.82m × 3.58m approx)

UPVC double glazed window to the rear, carpeted flooring, recessed LED ceiling spotlights, double radiator.

### Bedroom 3

9' × 7'2 approx (2.74m × 2.18m approx)

UPVC double glazed window to the side, carpeted flooring, double radiator, recessed LED ceiling spotlights and internet point.

### Outside

The property stands back from the road is accessed through the front door.

There is a patio area to the rear with a lawned garden, decked area, two sheds and enclosed by walls and fencing. Courtesy lights and outside tap.

### Directions

Proceed out of Long Eaton along Tamworth Road and turn left after the traffic lights onto Lower Brook Street where the road becomes Craig Street and turn left onto South Street and the property can be found on the right hand side.  
9004JG

### 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 17mbps Superfast 78mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, 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

### Agents Notes

There are AI photos on this property.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 54      |           |
| (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.