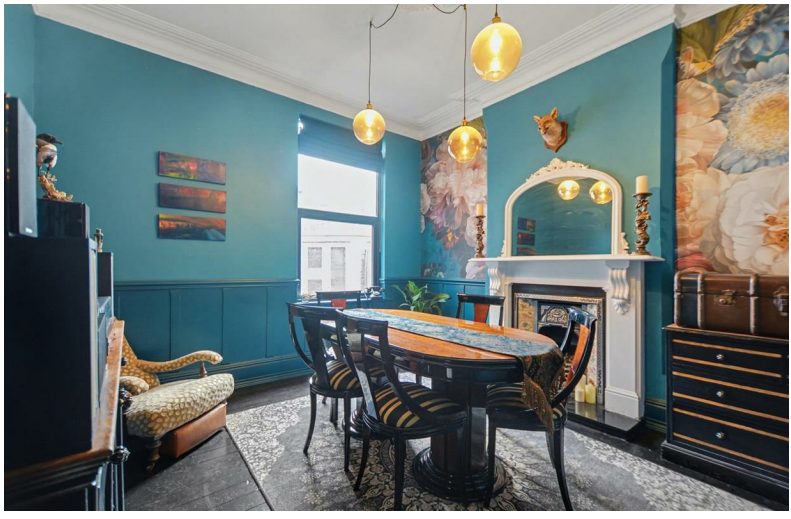
Robert Ellis

look no further...



Lime Grove,
Long Eaton, Nottingham
NG10 4LD

Price Guide £325-340,000

Freehold

0115 946 1818

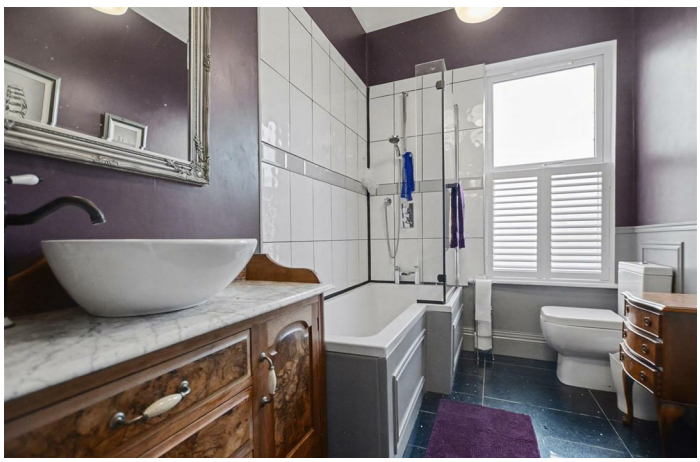
/robertellisestateagent @robertellisea

A STUNNING FOUR BEDROOM VICTORIAN BAY FRONTED HOME, OFFERING BEAUTIFUL ORIGINAL FEATURES AND EXCEPTIONAL KERB APPEAL.

Robert Ellis are pleased to offer to the market this impressive Victorian bay fronted property, a home that combines period elegance with versatile modern living. Boasting striking kerb appeal, high ceilings reaching approximately 10ft and a wealth of original features, this property truly stands out from the crowd. The accommodation is both spacious and well balanced, comprising two generous reception rooms, with the main lounge benefitting from a beautiful bay window fitted with shutters, creating a bright yet cosy living space. To the rear aspect is a large kitchen, providing ample space for dining and everyday family life.

To the first floor and beyond are four well proportioned bedrooms, offering flexibility for growing families or those working from home. A particular feature of this property is the purpose built studio located within the rear garden. Fully air conditioned, this versatile space is ideal for a variety of uses including a home office or business venture such as a tattoo parlour, hairdressing or beauty studio.

The property can found a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the well regarded Clifford Gym and West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within easy reach of the property 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch
Open porch with original Minton tiled flooring, composite door to the front leading to:

Entrance Hallway
Stairs to the first floor, cast iron radiator, doors to:

Living Room
15'6 x 14'4 approx (4.72m x 4.37m approx)
Engineered oak flooring, gas fire (not tested), hearth and mantle, cornice, double glazed bay window to the front with fitted shutters.

Dining Room
13'9 x 12'11 approx (4.19m x 3.94m approx)
Double glazed window to the rear, radiator, wooden flooring, coving, radiator, original open fireplace (not tested) with marble hearth and back panel.

Kitchen
18'7 x 11'5 approx (5.66m x 3.48m approx)
Two double glazed windows to the rear, double glazed door and window to the side, matching wall and base units with work surfaces over, space for a Range cooker, RangeMaster extractor over, integrated dishwasher, space for an American style fridge freezer, radiator, ceiling spotlights, inset sink and drainer.

Cloakw/w.c.
Low flush w.c., extractor fan.

First Floor Landing
Split level landing with access hatch to the loft and doors to:

Bedroom 1
15'6 x 11'4 approx (4.72m x 3.45m approx)
Double glazed bay window to the front with fitted shutters, feature fireplace and radiator.

Bedroom 2
11'8 x 13'2 approx (3.56m x 4.01m approx)
Double glazed window to the rear, radiator.

Bedroom 3
10'1 x 8'3 approx (3.07m x 2.51m approx)
Double glazed window to the side, radiator.

Bedroom 4
8'1 x 11'6 approx (2.46m x 3.51m approx)
Double glazed window to the rear, radiator.

Bathroom
9' x 6'6 approx (2.74m x 1.98m approx)
Obscure double glazed window to the front with fitted shutters, panelled bath, part tiled walls, vanity wash hand basin, panelled wall, extractor fan, underfloor heating and radiator.

External Office
10'4 x 9'11 approx (3.15m x 3.02m approx)
Ideal for those working from home, with underfloor heating, hot and cold air con, double glazed window and door to the front.

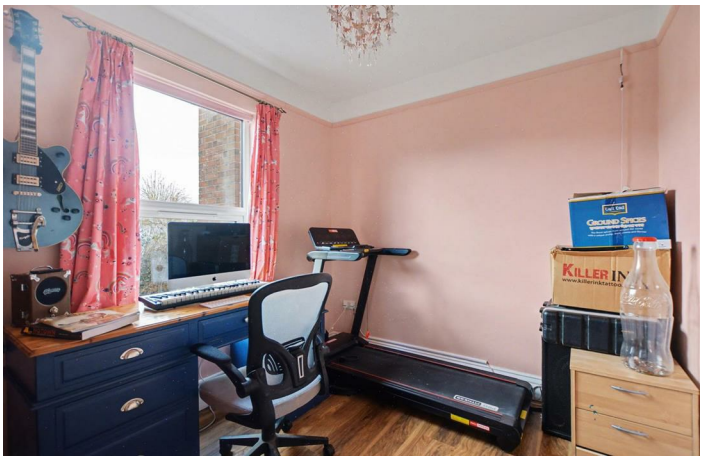
Outside w.c.
Having a low flush w.c.

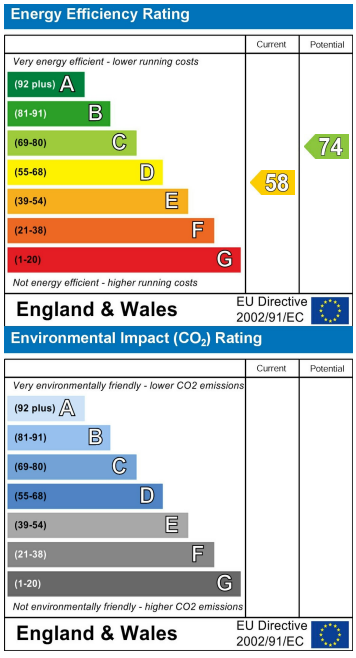
Outside
The rear of the property has been designed for low maintenance with Presscrete style paving, there is an external office and side access to the front, two storage sheds and outside w.c.

Directions
Proceed out of Long Eaton along Derby Road and after the canal bridge Lime Grove can be found as the second turning on the left hand side.
9137CO

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKy, Virgin
Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1900mbps
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





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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