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look no further...



5 Craig Street,
Long Eaton, Nottingham
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£146,500 Freehold

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THIS IS A LOVELY TRADITIONAL MID PROPERTY WHICH PROVIDES VERY SPACIOUS TWO DOUBLE BEDROOM ACCOMMODATION WHICH WOULD SUIT BUYERS LOOKING FOR A CHARACTER PROPERTY CLOSE TO THE HEART OF LONG EATON.

Being situated on Craig Street this deceptively spacious property is being sold with the benefit of vacant possession and therefore NO UPWARD CHAIN. The accommodation is arranged on two floors and has two large reception rooms and two double bedrooms, with the main bedroom extending across part of the central passageway with it being 17' x 13'3 in size. The property still retains many original features such as pine internal doors throughout, fireplace and to the first floor original pine flooring to both the bedrooms. For the extent of the accommodation that is included to be appreciated, we strongly recommend that all interested parties take a full inspection so they are able to see the whole property for themselves, which also has a private garden to the rear which, with some simple landscaping, will provide a lovely secluded space for people to sit and enjoy outside living. The property is also well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient location for people to live.

The property stands back from Craig Street behind a walled front garden area and is constructed of brick to the external elevations under a pitched tiled roof. In brief the tastefully finished accommodation, which derives all the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING, is entered through a wooden front door with feature stained glass inset panels to the lounge which has a door leading to the inner hallway, from which there are stairs leading to the first floor and a door taking you into the dining/sitting room at the rear of the house and beyond this room there is the kitchen which is fitted with wooden work surfaces and wall and base units and then there is the utility room and off this a ground floor w.c. To the first floor the landing leads to the two double bedrooms, the master bedroom being at the rear and this an extremely large room which will be larger than people will expect from them just taking a casual glance at the front elevation of the property. To the rear of the first floor there is the luxurious bathroom which has a white suite including a 'P' shaped bath with a shower over the bath position. Outside at the rear there is a private garden area which needs some attention but provides a lovely spot for people to sit during the Summer months.

The property is well placed for easy access to all the shopping facilities provided by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide access to Nottingham, Derby and other East Midlands towns and cities.



Wooden front door with two inset feature stained glass leaded panels with arched opaque glazed panel above leading to:

Lounge

13' x 11'11" approx (3.96m x 3.63m approx)

Double glazed window to the front, feature open fireplace with a cast iron surround and hearth, feature radiator, double cupboards to either side of the chimney breast, one housing the gas meter, the other having shelving and pine door with original style furniture leading into:

Inner Hall

Stairs with original wooden balustrade leading to the first floor and pine door with original style door furniture leading into:

Dining Room

13'1" x 12'11" approx (3.99m x 3.94m approx)

Double glazed window to the rear, feature open fireplace with a cast iron surround and hearth, feature radiator, cornice to the wall and ceiling and pine door with original style door furniture leading into the kitchen. Pine door with original style door furniture leading to an understairs storage cupboard which has shelving and electric meter and the consumer unit.

Kitchen

9'11" x 8'5" approx (3.02m x 2.57m approx)

The kitchen is fitted with cream finished units and wooden work surfaces with a 'Belfast' style sink and swan neck mixer tap with an integrated dishwasher and cupboards below, four ring gas hob set in a wooden work surface with oven, cupboards and drawers below, matching eye level wall cupboards with a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, rear door with feature inset stained glass leaded panel, feature radiator and laminate flooring.

Utility Room

8'10" x 7' approx (2.69m x 2.13m approx)

Velux window to the vaulted ceiling, double glazed window to the side, wooden work surface with space and plumbing below for an automatic washing machine, radiator, built-in storage cupboards, one of which has pull out shelving and pine doors leading to the kitchen and ground floor w.c.

Ground Floor w.c.

Having a white low flush w.c., corner hand basin with tiled

splashback, radiator, opaque double glazed window and laminate flooring.

First Floor Landing

Pine doors with original style door furniture leading to:

Bedroom 1

17' x 13'3" approx (5.18m x 4.04m approx)

Double glazed window to the rear, feature original fireplace, pine flooring, eye level internal window to the landing and pine door with original style door furniture leading into:

Bathroom

9'2" x 7'1" approx (2.79m x 2.16m approx)

The bathroom has a white suite including a 'P' shaped bath with a mains flow shower system over with protective screen, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath area with the rest of the walls being half wood panelled, 'Glow Worm' boiler housed in a shelved airing/storage cupboard, opaque double glazed window, radiator and tiled flooring.

Bedroom 2

13' x 11'11" approx (3.96m x 3.63m approx)

Double glazed window to the front, pine flooring, feature original fireplace, radiator, built-in cupboard with pine door leading into a storage cupboard/wardrobe which also has access to the roof space.

Outside

At the front of the property there is a walled area with railings and a path leading to the front door and to the right of the property there is a shared passageway taking you to the rear where there is a gate leading into the rear garden. There is a concrete patio area to the immediate rear of the house and this leads onto what would become a lawned garden with walls and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Main Street, at the traffic island by the Tappers Harker public house turn right into Oakleys Road and Craig Street can be found as a turning to the right hand side, continue along the property is located on the left hand side clearly identified by our for sale board.

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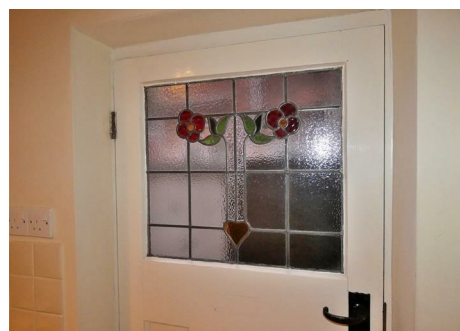




1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.