Robert Ellis

look no further...

Recreation Street,
Long Eaton, Nottingham
NG10 2DW

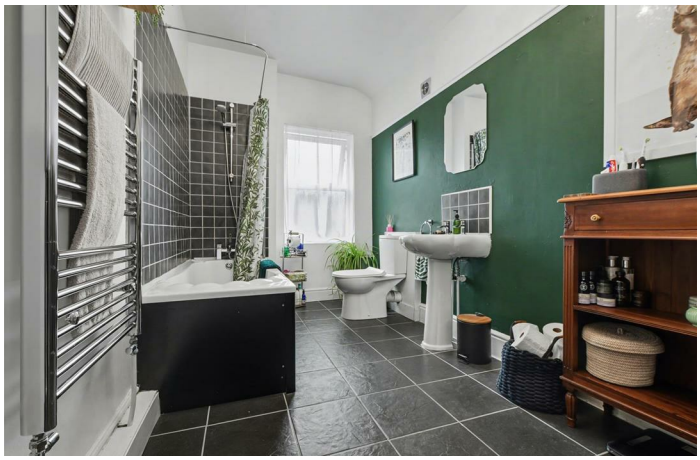
O/O £220,000 Freehold

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME IN A POPULAR LOCATION.

Robert Ellis are delighted to bring to the market this attractive two bedroom semi-detached property, situated on the ever-popular Recreation Street. The home is beautifully presented throughout and offers well-balanced accommodation ideal for a first time buyer or those looking to downsize.

The accommodation comprises a two reception rooms, with the front sitting room benefitting from a feature log burner, creating a warm and inviting focal point. To the rear is a dining room which flows nicely into the modern fitted kitchen, along with the added convenience of a ground floor WC. To the first floor are two well-proportioned bedrooms and a bathroom suite. Outside, the property enjoys an extensive rear garden, offering an excellent space for outdoor entertaining and family use. An internal viewing is highly recommended to fully appreciate the presentation, character and popular location of this lovely home.

The property is within a few minutes drive of the centre of Long Eaton where there are Tesco, Asda, Lidl and Aldi stores and many other retail outlets found along the high street as well as at Chilwell Retail Park, as well as pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields with walking areas being nearby at the bottom of Recreation Street and at Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge
12' x 11'5 approx (3.66m x 3.48m approx)
Composite front door, double glazed window to the front with fitted shutters, radiator, exposed floorboards, picture rail, coving, ceiling rose, multi fuel log burner, TV point and two storage cupboards.

Dining Room
12'10 x 12'6 approx (3.91m x 3.81m approx)
Understairs storage cupboard, radiator, UPVC double glazed window to the rear, door to:

Kitchen
19'7 x 6'6 approx (5.97m x 1.98m approx)
Wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer with waste disposal, built-in double oven, induction hob and extractor over, UPVC double glazed window to the side, tiled splashbacks, laminate flooring.

Utility Room
Gas central heating boiler (installed 2023), plumbing for a washing machine, appliance space and door to:

Cloaks/w.c.
Low flush w.c., wash hand basin, tiled splashback, laminate flooring.

First Floor Landing
UPVC double glazed window to the side, radiator, loft access hatch and doors to:

Bedroom 1
12'11 x 11'5 approx (3.94m x 3.48m approx)
Double glazed window with fitted shutters to the front, radiator, recessed lighting and door to overstairs storage cupboard.

Bedroom 2
12'8 x 9'8 approx (3.86m x 2.95m approx)
Double glazed window with fitted shutters to the rear, radiator.

Bathroom
White three piece suite comprising of a panelled bath with shower attachment, low flush w.c., wash hand basin, tiled walls and splahsbacks, obscure double glazed window to the rear, tiled floor.

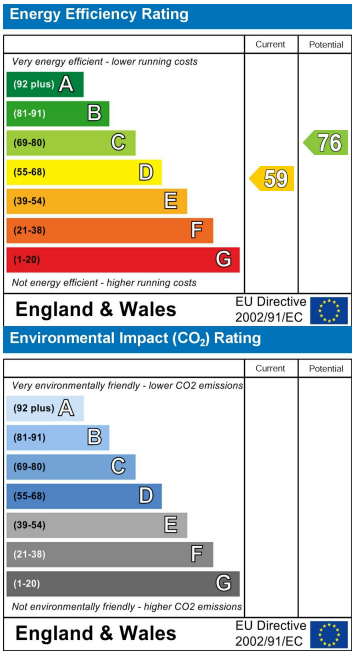
Outside
There is a small forecourt to the front which has a gate and brick wall, side gated access.

There is a patio to the rear and leads to the mainly lawned garden with mature shrubs to the borders and fence and hedge boundaries.

Directions
The property is best approached by leaving Long Eaton along Waverley Street and at the traffic lights turn left into Station Street which then becomes Station Road. Recreation Street can then be found as a turning on the right hand side.
9087CO

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 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818