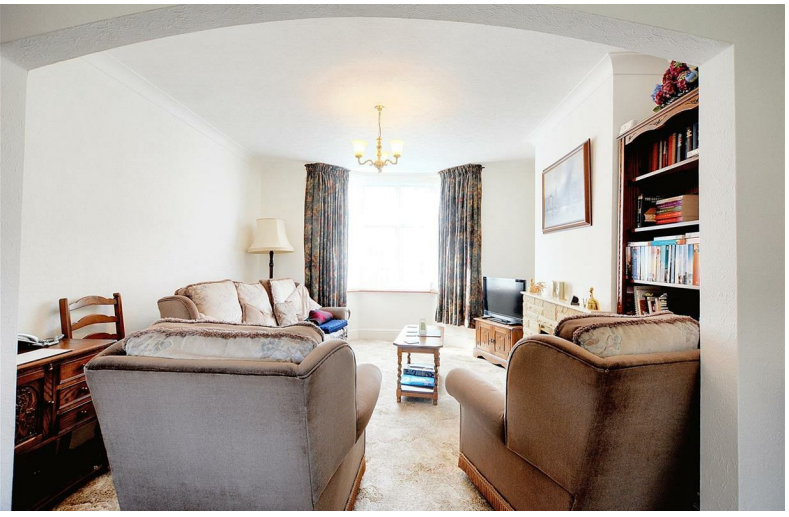
Robert Ellis

look no further...



Wellington Street,
Long Eaton, Nottingham
NG10 4NG

O/O £200,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO/THREE BEDROOM SEMI DETACHED HOUSE OFFERING EXTENDED ACCOMMODATION.

Robert Ellis are delighted to bring to the market this two bedroom semi detached home on Wellington Street. The property was formerly three bedrooms and could quite easily be changed back into three bedrooms as the master bedroom extends to excess of 18'.

The property benefits from gas central heating and double glazing and offers an extension to the kitchen providing fantastic extra space, there is a lounge/diner with bay window to the front and a window to the rear, there is a large rear garden, lawned area and patio and to the front of the property there is off road parking and a single garage.

The property is found just a few minutes walk away from all the amenities and facilities provided by Long Eaton town centre which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are excellent schools for all ages, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields. There are excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 to Nottingham and Derby.

Porch
UPVC double glazed door to the front with UPVC double glazed side panel leading into:

Hallway
UPVC double glazed door and matching window to the side, stairs to the first floor, radiator and doors to:

Lounge
12'11 into bay x 11'9 max approx (3.94m into bay x 3.58m max approx)
Double glazed window to the front, coving to the ceiling, radiator, gas fire and half mantle and archway through to:

Dining Room
11'9 max x 11'11 approx (3.58m max x 3.63m approx)
Double glazed window to the rear, radiator and coving to the ceiling.

Kitchen
9'5 max to 5'7 x 15'7 approx (2.87m max to 1.70m x 4.75m approx)
L shaped kitchen with matching wall and base units, stainless steel sink and drainer, roll edged work surfaces over, integrated electric oven, four ring electric hob, part tiled walls, integrated fridge, space and plumbing for a washing machine and dryer, understairs storage cupboard.

First Floor Landing
Double glazed window to the side, doors to:

Bedroom 1
10'6 x 18'4 max to wardrobes (3.20m x 5.59m max to wardrobes)
Formerly two bedrooms, two double glazed windows to the front, radiator and built-in wardrobes.

Bedroom 2
11'9 x 9'5 plus wardrobes (3.58m x 2.87m plus wardrobes)
Double glazed window to the rear, radiator and built-in wardrobes.

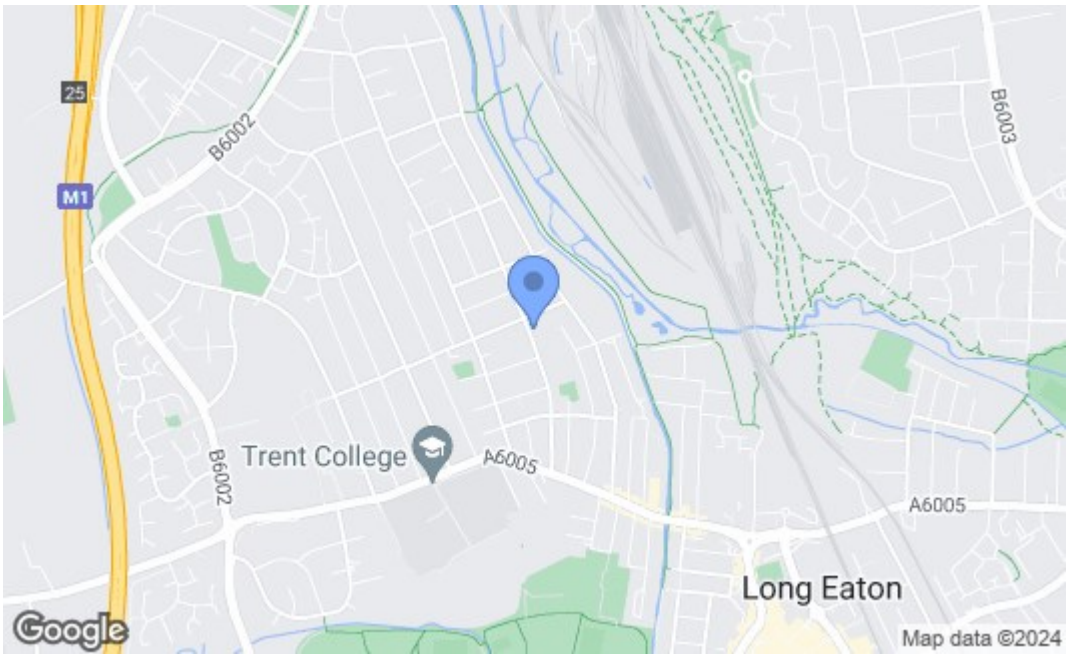
Shower Room
Double glazed window to the rear, low flush w.c., pedestal wash hand basin, part tiled walls, single shower cubicle, wall mounted shower and radiator.

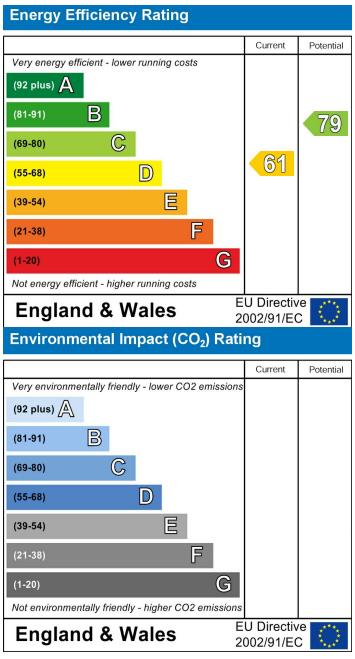
Outside
There is a large raised patio to the rear with steps leading down to a further patio area. The garden is laid mainly to lawn, there are outhouses, sheds and the garden is enclosed with fencing.

Garage
7'6 x 16'5 approx (2.29m x 5.00m approx)
Single garage with up and over door, power and lighting.

Directions
Proceed out of Long Eaton along Derby Road and Wellington Street can be found as a turning on the right hand side before reaching College Street.
7806AMCO

Council Tax
Erewash Borough Council Band B





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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