



Wellington Street,  
Long Eaton, Nottingham  
NG10 4LY

**O/I/R £265,000 Freehold**





AN IMPRESSIVE SEMI DETACHED HOUSE THAT IS MODERN THORUGHOUT AND REQUIRES NO WORK AND IS READY TO BE MOVED INTO.

Robert Ellis are excited to market this extremely well presented three bedroom semi detached house. The property is conveniently located central to Long Eaton and is close to all amenities.

The current vendor has undertaken a full program of refurbishment and has completed the works to a high standard and this will be appealing to all buyers.

The entrance hallway provides access to the breakfast kitchen, utility/w.c and stairs rising to the first floor. The contemporary kitchen is well appointed with Bosch appliances and benefits from a breakfast bar area. There is a Baxi combination boiler that is housed in a matching kitchen wall cabinet. The generous sized lounge diner has a feature wall mounted log effect electric fire with a lit media wall and there are bi fold doors opening to the private rear garden. The first floor landing provides access to all three bedrooms and the family bathroom. There are internal oak doors throughout, ceiling spot lights and new wood effect laminate flooring and carpets.

The outside space to the front and rear has been landscaped. There is block paved driveway that provides off road parking for multiple vehicles and access to the secure car port. The car port has both power and light and provides access to the rear. The rear garden is well presented and offers a good level of privacy and access to the detached single garage/ store.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent 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.

This immaculately presented semi detached house would appeal to a variety of buyers and viewings are highly recommended.



### Entrance Hall

Composite front entrance door with obscure light panel within, obscure UPVC double glazed window to the side, ceiling spotlights, radiator, stairs to the first floor with understairs storage cupboard, grey wood effect flooring, oak doors to the w.c., utility and sliding oak pocket door with glazed panels leading to the kitchen.

### Utility/w.c.

4'3" x 5'8" approx (1.3m x 1.74m approx)

Ceiling spotlights, extractor fan, low flush w.c., base unit with inset stainless steel sink and drainer with chrome mixer tap, laminate work surface over, cupboard housing the electric consumer unit, space for a tumble dryer, radiator, LED mirror and grey wood effect flooring.

### Breakfast Kitchen

16'5" x 7'9" approx (5.02m x 2.38m approx)

Ceiling spotlights, UPVC double glazed windows to the front and side, Shaker style soft closing wall, base and drawer units with quartz effect laminate work surface over, acrylic splashback, induction hob with extractor over, Bosch electric oven, Bosch integrated microwave, wall mounted Baxi combi boiler housed in a matching wall cupboard, coving, space for an American style fridge freezer, ceramic sink and drainer with chrome mixer tap, plumbing and spaces for a washing machine and slimline dishwasher, breakfast bar area with a feature pendant lighting over, continuation of the grey wood effect flooring. Oak door with glazed panel leading to:

### Lounge Diner

14'2" x 13'8" approx (4.34m x 4.19m approx)

Feature black bi-fold doors opening to the rear, ceiling spotlights, coving, continuation of grey wood effect flooring, media wall with shelves, lights and space for a TV, feature electric log effect fire.

### First Floor Landing

Ceiling spotlights, coving, access hatch with ladder leading to the fully boarded and lit loft space, overstairs storage cupboard and oak doors to:

### Bedroom 1

12'1" to wardrobes x 10'6" approx (3.69m to wardrobes x 3.21m approx)

Wardrobes having hanging and shelving space, UPVC double glazed window to the rear, coving, ceiling spotlights, grey wood effect laminate flooring.

### Bedroom 2

9'8" x 7'10" approx (2.97m x 2.4m approx)

UPVC double glazed window to the front, coving, radiator, wood effect laminate flooring.

### Bedroom 3

7'10" x 6'5" approx (2.4m x 1.96m approx)

UPVC double glazed window to the side, radiator, coving, wood effect laminate flooring.

### Bathroom

6'3" x 5'10" approx (1.92m x 1.78m approx)

Three piece white suite comprising of a shower bath with chrome mixer tap and screen, Mira Sport mains fed shower, low flush w.c., vanity wash hand basin, ceiling spotlights, extractor fan, obscure UPVC double glazed window to the front, chrome heated towel rail, large grey vinyl tiles and aqua boards to the walls.

### Outside

There is a block paved driveway to the front providing off road parking for approx. two vehicles, vehicular gate access to the car port, garage and rear garden.

The rear garden has an artificial lawned area, decked area, outside lighting and wooden fence to the border.

### Car Port

7'6" x 32'9" approx (2.3m x 10m approx)

Timber frame with a polycarbonate roof, power and light.

### Garage

20'4" x 9'1" approx (6.21m x 2.77m approx)

Sectional concrete garage with an up and over door to the front, power and light.

### Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street and the property can be found as identified by our for sale board.

8815AMMH

### 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 16mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

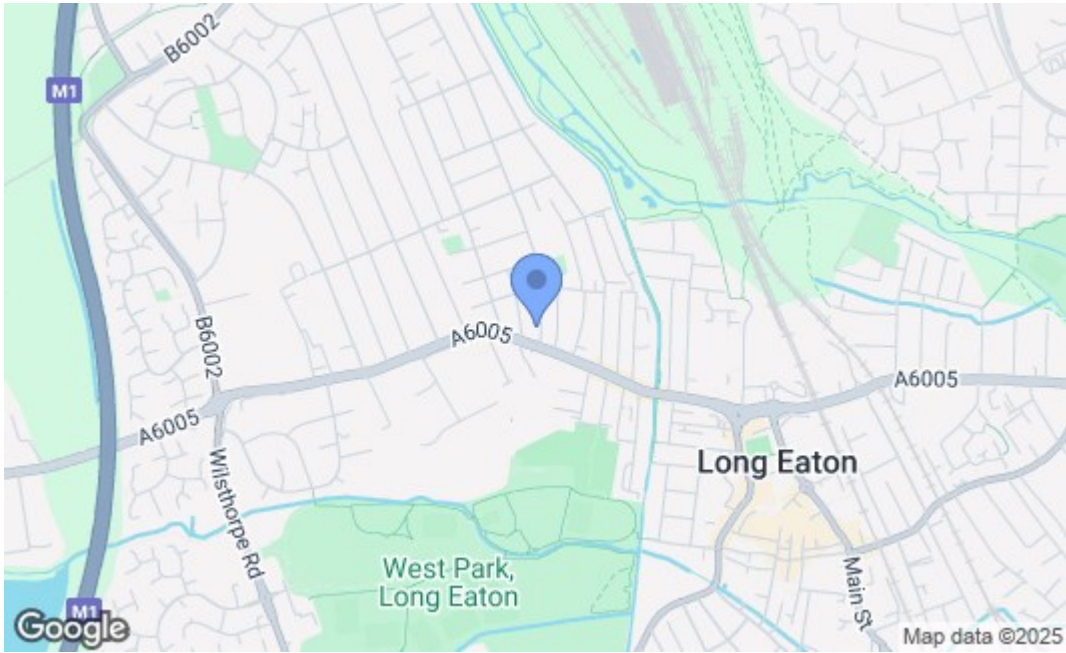
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(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 <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.