



Lime Terrace,
Long Eaton, Nottingham
NG10 4LF

Price Guide £210-215,000
Freehold

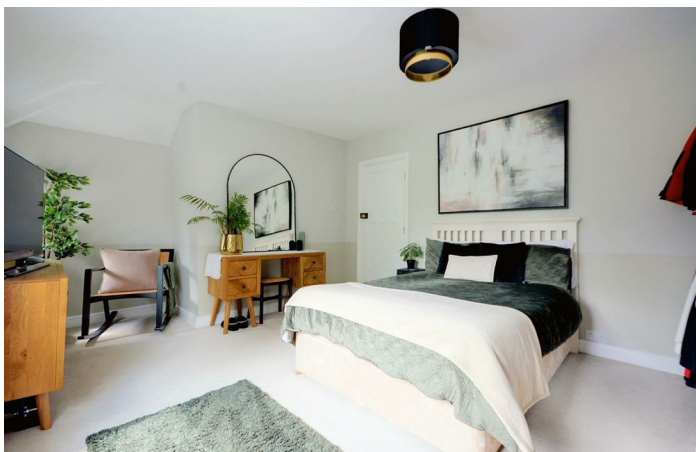


THIS IS A STUNNING TWO DOUBLE BEDROOM HOME WHICH IS SITUATED ON A QUIET ROAD WHICH IS WITHIN EASY REACH OF LONG EATON TOWN CENTRE

Rober Ellis are pleased to be instructed to market this two double bedroom semi detached home which has been finished to the highest standard and is tastefully decorated throughout. For the size of the two double bedroom accommodation to be appreciated, we recommend that interested parties do take a full inspection which will enable them to see all that is included in this lovely home for themselves. Over the past couple of years the bathroom has been re-positioned to the first floor and includes an L shaped bath with a shower over, all the internal doors have been replaced with original looking doors for the period the property was built and the garden to the rear has been landscaped and provides a lovely area to sit and enjoy outside living.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. The house is entered through the front door into the reception hall which leads into the lounge/sitting room and from this room there are double opening glazed doors leading into the exclusively fitted dining kitchen which has Shaker style units, wooden work surfaces and integrated appliances. Off the kitchen there is a rear hallway and a utility room/ground floor w.c. To the first floor the landing leads to the two double bedrooms and the luxurious bathroom and outside there is a fenced garden area at the front, a path leading through a gate at the left hand side of the property to the rear where the garden has been landscaped and designed with a patio extending across the rear of the house, a lawn with raised borders to the sides and fencing to the boundaries.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are excellent schools for all ages within easy reach, West Park is literally a stones throw away from the property 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.



Porch

Open porch leading through a UPVC front door with inset stained glass leaded panel to:

Reception Hall

Stairs with hand rail leading to the first floor, radiator and laminate flooring.

Lounge/Sitting Room

13'8 × 11'10 approx (4.17m × 3.61m approx)

Having a double glazed window to the front, double opening Georgian glazed doors leading into the dining kitchen, recess in the chimney breast which houses an electric log burning stove, laminate flooring, radiator, cornice to the wall and ceiling and aerial and power point for a wall mounted TV.

Dining Kitchen

11'8 × 10'9 approx (3.56m × 3.28m approx)

The exclusively fitted dining kitchen has Shaker style units and wooden work surfaces and includes a ceramic sink with a mixer tap and four ring hob set in a wooden work surface which extends to three sides and has cupboards, wide drawers and an integrated automatic washing machine below which could be a position for a dishwasher, oven, grill and microwave oven with cupboards above and below, matching eye level wall cupboards with hood over the cooking area, tiling to the walls by the work surface areas, space for a large upright fridge/freezer, radiator, laminate flooring and double glazed window to the rear.

Rear Hall

Half opaque double glazed door leading out to the side of the property, radiator built-in cupboards, ceramic tiled flooring which extends through into the ground floor w.c./utility room and original style panelled doors leading into the kitchen and ground floor w.c./utility room.

Ground Floor w.c./Utility Room

8'6 × 5'6 approx (2.59m × 1.68m approx)

Having a boiler housed in a wall mounted cupboard, space for both an automatic washing machine and tumble dryer, hand basin with a mixer tap and a double cupboard beneath, low flush w.c., ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and ceramic tiled flooring.

First Floor Landing

Double glazed window to the side, hatch to loft, original style panelled doors leading into the bedrooms and bathroom.

Bedroom 1

17'4 to 14' × 11'9 approx (5.28m to 4.27m × 3.58m approx)
Double glazed window to the front, a feature stained glass leaded window and a radiator.

Bedroom 2

12' × 10' approx (3.66m × 3.05m approx)

Double glazed window to the rear, radiator, feature original fireplace, fitted shelving to either side of the chimney breast and a radiator.

Bathroom

The luxurious bathroom was fitted over the past couple of years and has a white suite including an L shaped bath with a mains flow shower over having a rainwater shower head and hand held shower with tiling to two walls and a protective glazed screen, hand basin with a mixer tap, tiled splashback and double cupboard under and a low flush w.c., radiator, opaque double glazed window, tiled flooring and recessed lighting to the ceiling.

Outside

At the front of the property there is a path leading from the pavement to the front door and there is a garden area which has low level fencing to three sides and there is a gate to the left of the property which provides access to the rear.

At the rear there is a newly laid patio which extends onto a lawned garden which has raised planted beds to the sides and the garden is kept private by having fencing to the three boundaries. There is an outside brick storage building and an outside light and an external water supply is provided.

Directions

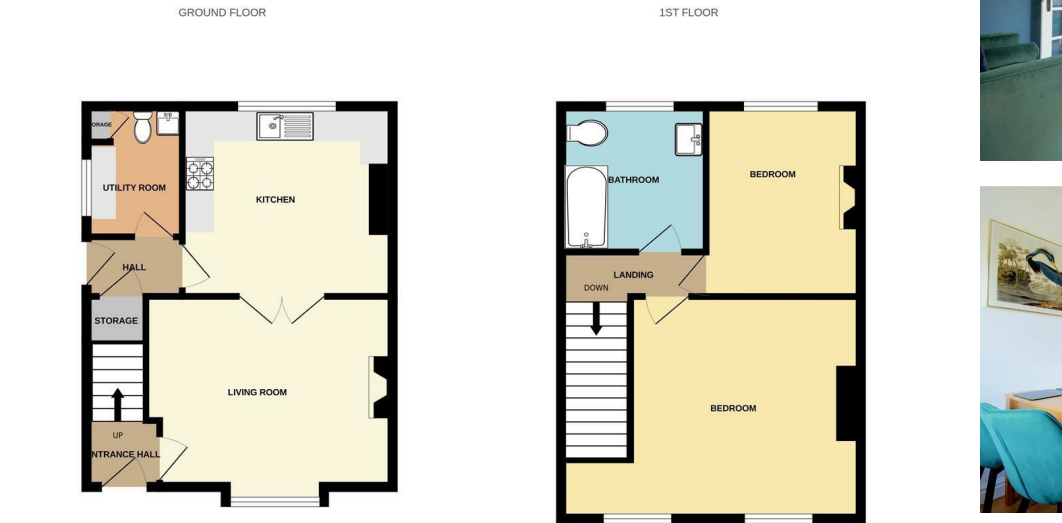
Proceed out of Long Eaton along Derby Road and after passing over the canal bridge turn left into Lime Grove and left again into Lime Terrace where the property can be found identified by our for sale board.

7511AMMP

Council Tax

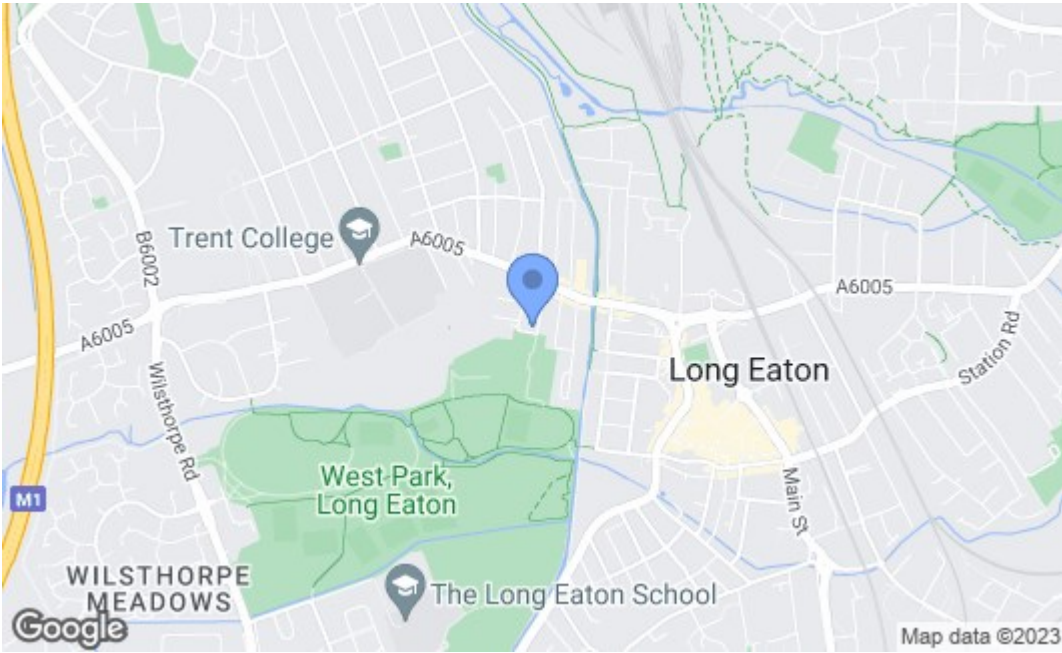
Erewash Borough Council Band B





LIME TERRACE, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix (2023)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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