Robert Ellis

look no further...

Wellington Street,
Long Eaton, Nottingham
NG10 4LX

O/O £249,995 Freehold

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THIS IS A DOUBLE FRONTED DETACHED VICTORIAN PROPERTY WHICH PROVIDES THREE DOUBLE BEDROOM ACCOMMODATION WHICH HAS BEEN UPDATED THROUGHOUT BY THE CURRENT OWNER.

Being situated on Wellington Street, this Victorian detached property offers a lovely home that will suit a whole range of buyers who are looking for a property which is situated close to the heart of Long Eaton. The property offers spacious accommodation to the ground and first floor and has a private garden at the rear which provides a covered area and lawned garden with there also being an internal store to the house and other outside buildings. For the size of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazed sash style windows throughout. The property also has a log burning stove set in a feature fireplace in the main lounge/sitting room which provides a cosy feeling to this main living room, which again people will see when they view the property. The property is entered through the main entrance door with the hallway having stairs leading to the first floor and doors to the main lounge/sitting room and to the left of the property a second sitting room which could alternatively be a dining room. The dining kitchen is situated to the rear of the property and there is a door leading out from the kitchen to the covered area at the side. To the first floor the landing leads to the three double bedrooms and the re-fitted shower room which has a large walk-in shower with a mains flow shower system. Outside there is a walled area at the front, with a gate to the right hand side of the property leading to the rear where there is a covered area which provides an ideal place to dry clothing. There is a good size lawned rear garden which is kept private by having walls, fencing and wood panelling to the boundaries, there is an internal outside store, outside w.c and a further brick storage building at the bottom of the garden.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Wood panelled front door with an arched etched glazed panel above which includes the house number leading to:

Reception Hall
Stairs with hand rail leading to the first floor, wooden panelled doors leading to the two reception rooms off the hall.

Lounge/Sitting Room
12'5 x 12'3 approx (3.78m x 3.73m approx)
Two double glazed sash style wooden windows to the front with a similar double glazed window to the rear, feature log burning stove and flue set in a feature surround which has stone and brick to either side with a mantle over and a tiled hearth, radiator in a housing, pine flooring, cornice to the wall and ceiling, embossed plaster detail to the ceiling and sliding door into the dining kitchen.

Dining/Sitting Room
12'6 x 11'5 approx (3.81m x 3.48m approx)
Two double glazed sash style wooden windows to the front, radiator, gas stove set in a feature brick recess within the chimney breast with a hearth, cornice to the wall and ceiling, two wall lights, feature embossed plaster detail to the ceiling and a double serving hatch with a shelf through into the kitchen.

Dining Kitchen
13'9" x 7'11" approx (4.21m x 2.43m approx)
The kitchen has wood finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with space for an automatic washing machine, fridge and freezer below, cooking Range with a back plate and extractor hood over, L shaped work surface with cupboards and drawers and wine rack beneath, upright shelved pantry storage cupboard, matching eye level wall units and display cabinets, space and plumbing for a large American style fridge/freezer, double glazed sash wooden style windows to the rear and side, tiling to the walls by the work surface areas, recessed spotlights to the ceiling, laminate flooring, radiator, door with inset glazed panels leading out to the side of the property and a pine panelled door leading to the understairs storage space which has a double socket, cloaks hanging and the electric consumer unit and meter are housed within this storage space.

First Floor Landing
Original wood panelled doors leading to the rooms off the landing.

Bedroom 1
12'5 x 12'5 approx (3.78m x 3.78m approx)
Double glazed sash style wooden window to the front, built-in wardrobe with hanging space and a shelf and cupboards over, further built-in cupboard/wardrobe, radiator and cornice to the wall and ceiling.

Bedroom 2
12'5 x 11'5 approx (3.78m x 3.48m approx)
Double glazed sash style wooden window to the front, double built-in wardrobe with shelving and hanging space and cupboards over, radiator and cornice to the wall and ceiling.

Bedroom 3
9'7 x 8'9 approx (2.92m x 2.67m approx)
Double glazed sash style wooden window to the rear and a radiator.

Shower Room
The large re-fitted shower room has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed protective screen, low flush w.c., hand basin with mixer tap and a double cupboard beneath, opaque double glazed sash style wooden window, chrome ladder heated towel radiator, exposed feature brickwork to two walls and a hatch to the loft.

Outside
To the front of the property there is a barked area which helps to keep maintenance to a minimum with a low level wall to the front boundary and a gate that provides access to the path that takes you to the front door. There are a pair of gates that lead onto a driveway and there is a wooden gate which provides access down the side of the property to the rear garden.

To the immediate rear of the property there is a covered area with lighting and this provides an ideal outside sitting space or an area to dry clothing or for storage and within this area there is a Belfast sink set in a wooden surface with storage space below and a fold down work bench, log store and further storage shed. There is a concrete path running across the rear of the house to an internal store and an outside w.c. (not currently working). There is a lawned area and at the bottom of the garden a brick storehouse with a lean-to to the side and the garden is kept private by having a wall to the left hand boundary, fencing to the right hand side and a panelled wall to the rear. There are outside power points, lighting and an external water supply provided.

Internal Store
9'8 x 4'7 approx (2.95m x 1.40m approx)
The internal store is positioned at the rear of the property and this has lighting and power points, shelving, fitted cupboards and the gas meter is housed in this storage area.

Outside w.w.
Having a white low flush w.c. - we believe this w.c. is not currently working.

Directions
Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for a short distance taking the right turning into Upper Wellington Street where the property can be found on the left hand side.
8148AMMP

Council Tax
Erewash Borough Council Band C

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 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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.
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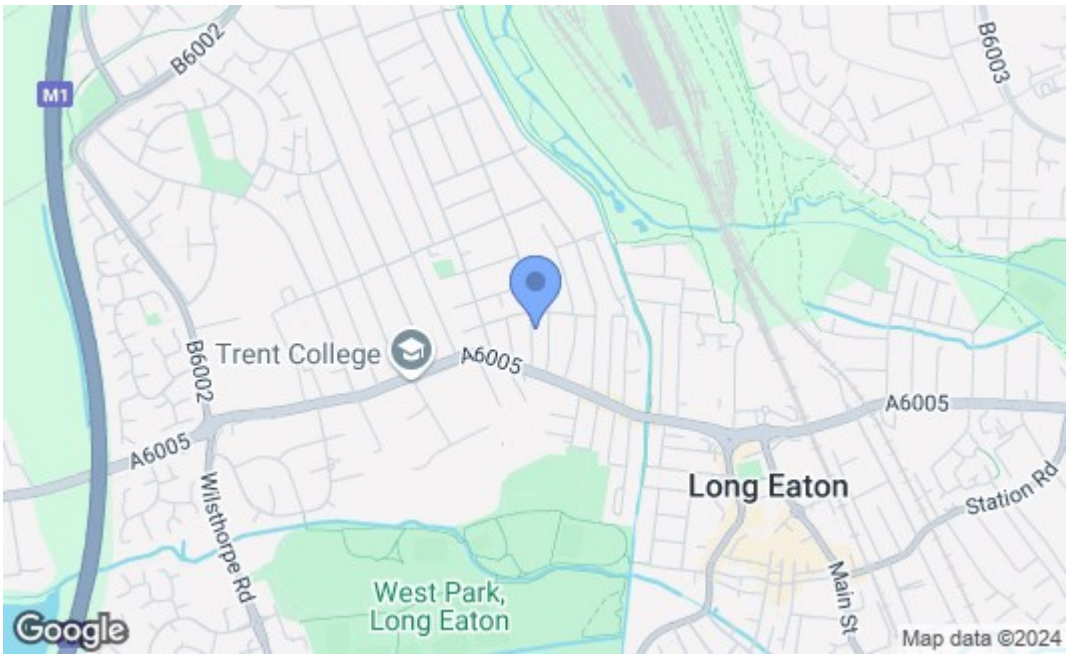

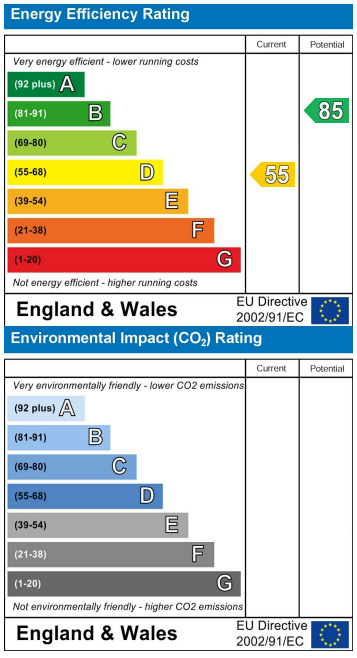

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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