



Recreation Street,  
Long Eaton, Nottingham  
NG10 2DW

**Price Guide £250-255,000**

**Freehold**



A WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI DETACHED HOME WITH TWO RECEPTION ROOMS AND AN ENCLOSED REAR GARDEN.

Robert Ellis are delighted to market this beautifully presented three bedroom semi detached home which is within walking distance of Long Eaton town centre. Perfect for a wide range of buyers, the property boasts gas central heating and double glazing and has characterful features. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of a lounge, large dining room with gas fire and engineered oak Herringbone flooring, kitchen with integrated cooking appliances and matching flooring and a convenient ground floor w.c. To the first floor the landing leads to the three generous bedrooms and three piece bathroom. Outside to the front the property is set away from the road with a hedge and gate to the front door and to the rear there is a partially walled, enclosed garden with patio and decked areas and lawn. The vendors have decorated the property tastefully throughout and laid the Herringbone flooring, had the property completed re-skimmed throughout and have added extra insulation into the loft as well as a pull down ladder.

Located in the popular residential town of Long Eaton, close to a wide range of local amenities and just a short drive away from Chilwell Retail Park. Long Eaton town centre is within walking distance where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 with local train stations and East Midlands Airport being a short drive away.



### Lounge

13'2 x 12'3 approx (4.01m x 3.73m approx)

UPVC double glazed window to the front, floorboards, feature fireplace with gas fire, radiator and ceiling light.

### Dining Room

13'3 x 13'5 approx (4.04m x 4.09m approx)

UPVC double glazed window to the rear, gas fire, engineered oak Herringbone flooring, radiator, ceiling light and access to the cellar.

### Kitchen

16'8 x 7'9 approx (5.08m x 2.36m approx)

UPVC double glazed windows to the side and rear, engineered oak Herringbone flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, electric oven, gas hob, spaces for a washing machine, fridge freezer and dishwasher, ceiling light and wooden stable door to the rear.

### Ground Floor w.c.

2'9 x 4'7 approx (0.84m x 1.40m approx)

Linoleum flooring, low flush w.c., wall mounted sink, radiator and ceiling light.

### First Floor Landing

Carpeted flooring, radiator, loft access and ceiling light.

### Bedroom 1

13'3 x 12'5 approx (4.04m x 3.78m approx)

UPVC double glazed window to the front, carpeted flooring, built-in storage cupboard, feature fireplace, radiator and ceiling light.

### Bedroom 2

13'4 x 10'1 approx (4.06m x 3.07m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, feature fireplace and ceiling light.

### Bedroom 3

7'1 x 7'8 approx (2.16m x 2.34m approx)

UPVC double glazed window to the side, carpeted flooring, radiator and ceiling light.

### Bathroom

4'7 x 9'3 approx (1.40m x 2.82m approx)

Obscure UPVC double glazed window to the side, linoleum flooring, low flush w.c., pedestal wash hand basin, heated towel rail, bath with mixer tap and shower over, ceiling light.

### Outside

To the rear there is an enclosed garden with lawn, patio area, decked area and partially walled.

### Directions

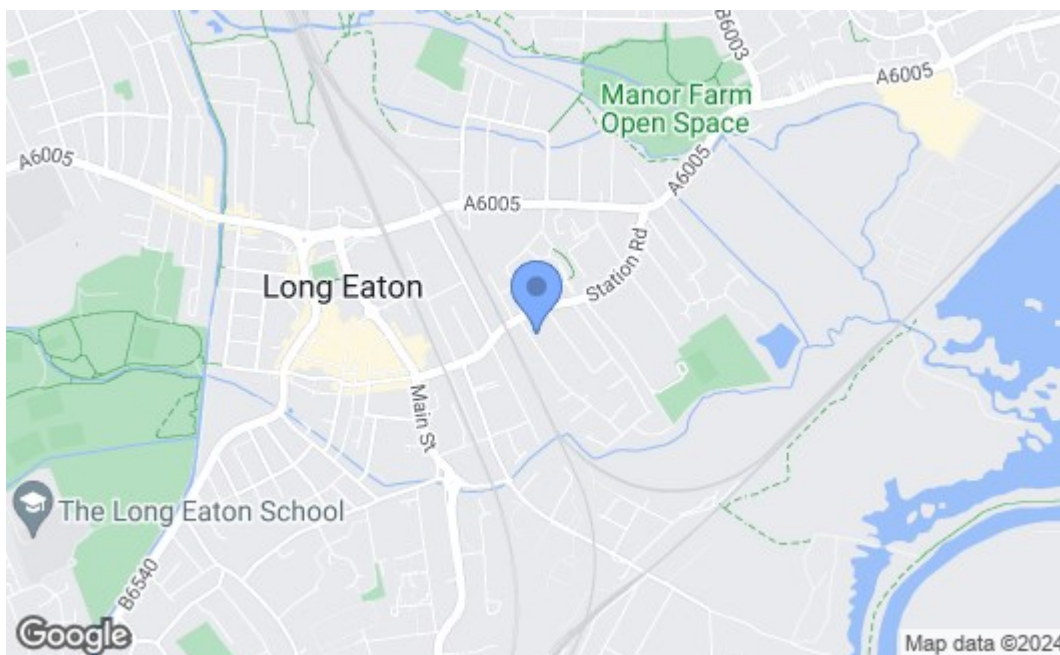
The property is best approached by leaving Long Eaton along Waverley Street and at the traffic lights turn left into Station Street which then becomes Station Road. Recreation Street can then be found as a turning on the right hand side where the property is situated a short distance along on the left.

7699AMRS

### Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.