



Wellington Street,  
Long Eaton, Nottingham  
NG10 4HS

**£298,500 Freehold**



THIS IS A TRADITIONAL THREE BEDROOM PROPERTY WHICH OVER THE PAST YEAR HAS UNDERGONE A MAJOR REFURBISHMENT PROGRAMME AND HAS BEEN SUBSTANTIALLY EXTENDED TO THE REAR.

Being located on a corner plot on the outskirts of Long Eaton, this traditional property offers fully refurbished and upgraded accommodation which would suit a whole range of buyers, from people buying their first home through to those who might be downsizing from a larger property and looking for a house which is ready to move in to without having to carry out any work whatsoever. Over recent months the property has been extended to the rear to create a large living/dining kitchen, been re-wired, had a new heating system installed, had new double glazing and external doors fitted, has been re-plastered, new internal joinery throughout and has been tastefully decorated with new floor coverings across the whole of the property. For all that is included in this magnificent home to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the size and quality of the enlarged accommodation for themselves and the privacy of the garden to the rear which has been landscaped and includes a large patio area to the immediate rear of the house leading onto a newly laid garden and at the bottom of the garden there is a further patio/covered seating area behind the garage.

The property has an attractive appearance from the front and is constructed of brick to the external elevations with there being render at the front and render to the new extension at the rear, all of which is under a pitched tiled roof. The spacious and tastefully finished accommodation derives the benefits of the new gas central heating system and double glazing which with good insulation in the attic space has helped to significantly increase the energy rating of the property. In brief the accommodation is entered through a stylish composite front door into the reception hall which has quality laminate flooring that extends across the whole of the living/dining kitchen, there is a ground floor w.c., the lounge is positioned to the front of the house and this has a large bay window and at the rear is the living/dining kitchen which has an exclusively fitted kitchen area which includes a central island/breakfast bar and several integrated appliances and from the kitchen there are double glazed double opening French doors leading out to the private rear garden and there is also a utility/cloaks room which is where the washing machine is housed. To the first floor the landing has a hatch with ladder leading to a part boarded loft and as with the ground floor there are oak effect doors leading to the three good size bedrooms and luxurious bathroom which has a mains flow shower system over the bath position. Outside there is parking at the front and side of the house for several vehicles with hedging and fencing to the boundaries and there is a gate leading to the rear garden where the patio extends across the rear of the house and this leads onto the newly laid lawn and at the bottom a further patio/covered seating area and the garage building which provides excellent storage and at the front of the garage there is a drive which gates leading out to the road at the side.

This lovely property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which include the Asda and Tesco superstores as well as many other retail outlets, the well known Clifford Gym, various bars and restaurants, excellent schools for all ages, there are healthcare and sports facilities including 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 provide access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with tiled canopy and an outside light leading through a stylish composite front door which has two inset leaded opaque glazed panels leading to:

## Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, quality laminate flooring that extends through into the living/dining kitchen, ground floor w.c. and utility room, radiator, recessed lights to the ceiling and oak effect doors leading to the lounge and living/dining kitchen.

## Ground Floor w.c.

Having a white low flush w.c. and hand basin with mixer tap, tiled splashback and cupboard under, opaque double glazed window and laminate flooring.

## Lounge/Sitting Room

14'5 x 12'3 plus bay approx (4.39m x 3.73m plus bay approx)  
Double glazed bay window to the front and radiator.

## Living/Dining Kitchen

19'8 x 17'7 max approx (5.99m x 5.36m max approx)  
The kitchen area within this large living/dining kitchen includes fitted Grey Shaker style units with brushed stainless steel fittings and includes a sink with a mixer tap which has a pull out hose extension, Hotpoint induction hob set in a work surface which extends to three sides with one side extending to a breakfast bar which has seating for up to five people and below this extensive work surface area there is an integrated Hotpoint dishwasher, cupboards and drawers, Hotpoint double oven with cupboards above and below, upright pantry style cupboard, integrated Hotpoint fridge/freezer (70% fridge, 30% freezer), matching eye level wall cupboards, double glazed double opening French doors with matching side panels leading out to the private rear garden, quality laminate flooring, two Velux windows to the sloping ceiling, double glazed window to the rear, recessed lighting to the ceiling and an air circulating hood over the cooking area.

## Utility Room

This useful utility area has plumbing for an automatic washing machine with a shelf over, wall mounted gas boiler, cloaks hanging, opaque double glazed window to the side, electric consumer unit and extractor fan.

## First Floor Landing

Opaque double glazed window to the side, hatch with ladder to the loft which is part boarded and has a light.

## Bedroom 1

13'5 reducing to 11'6 x 9'10 approx (4.09m reducing to 3.51m x 3.00m approx)  
Double glazed window to the front and radiator.

## Bedroom 2

10'9 x 10'6 approx (3.28m x 3.20m approx)  
Double glazed window to the rear and radiator.

## Bedroom 3

9'9 x 7'2 approx (2.97m x 2.18m approx)  
Double glazed window to the rear and radiator.

## Bathroom

The newly created bathroom has a white suite with a contrasting grey tile to the walls and includes a bath with mixer taps and a mains flow shower system with full height tiling to the walls around the bath and shower area, hand basin with mixer tap and double cupboard under and low flush w.c., the main walls in the bathroom are half tiled, chrome ladder heated towel radiator, opaque double glazed window, recessed lights to the ceiling and tiled flooring.

## Outside

At the front of the property there is a concrete drive area which leads to further car standing at the side of the property and there is a pebbled area at the front of the house which could be used for additional parking and being pebbled helps to keep maintenance at the front of the property to a minimum. There is new fencing to the front and left hand side boundaries with a hedge to the right and there is a gate with wall to the side providing access to the rear of the property. The rear garden has been recently landscaped and running across the rear of the house there is a slabbed patio area which extends down to the side of the property with a gate giving access out to the front. There are paths leading down either side of the garden to the bottom and there is newly laid lawn between the paths and at the bottom of the further patio/seating area and a covered area behind the garage which has outside lighting and provides an ideal position to place a hot tub. The rear garden is kept private by having hedging to the left hand boundary and quality fencing to the right hand side.

## Garage

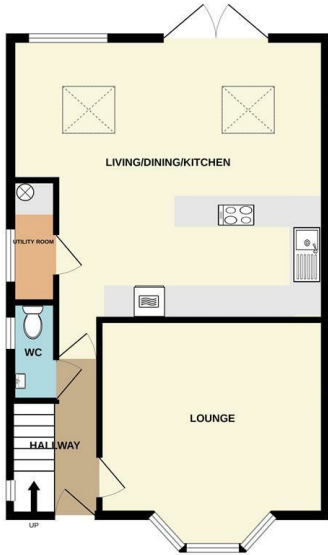
12'6 x 8'6 approx (3.81m x 2.59m approx)  
The garage/store provides an ideal storage space or covered parking for a small vehicle. The garage is constructed of brick and to the side facing the garden has been clad in wood which helps to provide an attractive appearance when looking down from the house to the bottom of the garden. The garage has lighting and power points, an up and over door at the front and windows to the side and rear. In front of the garage there is a driveway with gates leading out to the road which runs along the side of the property.

## Directions

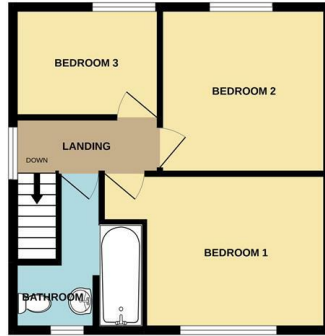
Proceed out of Long Eaton along Derby Road and turn right into Wellington Street where the property can be found on the left as identified by our for sale board.  
6618AMMP



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

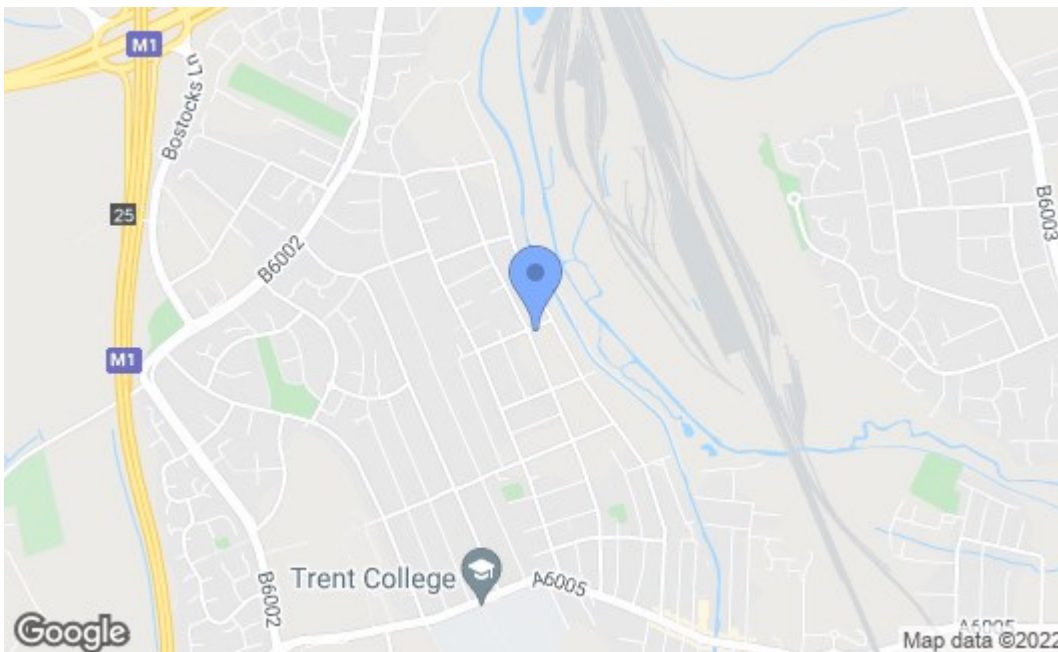


1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.