

Robert Ellis

look no further...



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£349,995 Freehold

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A LARGE TRADITIONAL FIVE BEDROOM SEMI DETACHED HOME RETAINING MUCH CHARM AND CHARACTER WITH MANY ORIGINAL FEATURES.

Robert Ellis are delighted to bring to the market this stunning traditional semi detached property located close to Long Eaton town centre with all the amenities the area has to offer, The property sits on a good size corner plot with large garden to the rear and separate free standing DOUBLE GARAGE. To fully appreciate the size and charm of the property a viewing comes highly recommended. Offering spacious accommodation over three floors and deriving the benefits of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING.

This well presented traditional home is constructed of brick to the external elevation all under a re-tiled roof and in brief the accommodation comprises entrance hallway with 'Minton' tiled flooring, dining room, living room, dining kitchen, pantry for further storage and separate utility room. To the first floor there are three double bedrooms and re-fitted family bathroom whilst to the second floor there are a further two bedrooms. Sat on a corner plot with walled garden to the front, pathway to the front entrance door and enclosed lawned garden to the rear. As previously mentioned the property benefits from having a double garage with up and over door, light and power and brick built store to the rear.

Found within a few minutes walk of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages including The Grange infant and primary school, healthcare and sports facilities and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



Entrance Hallway

Double glazed door to the front, stairs to the first floor, wall mounted radiator, coving to the ceiling, ceiling light point, dado rail, original 'Minton' tiled flooring providing a charming feature, understairs storage cupboard with shelving and housing meters and providing further storage space, panelled doors to:

Living Room

15'11" x 13'11" approx (4.85m x 4.24m approx)

Double glazed sectional bay window to the side, UPVC double glazed window to the rear, feature fireplace incorporating 'Adam' style surround with cast iron arched inset and tiled relief open fireplace, wall mounted double radiator, stripped wood flooring, coving to the ceiling, original ceiling rose, picture rail, serving hatch through to kitchen and archway through to:

Dining Room

16' x 13'9" approx (4.88m x 4.19m approx)

UPVC double glazed sectional bay window to the front, additional UPVC double glazed window to the side, fireplace incorporating wooden surround with four bar gas fire and tiled hearth, stripped wood flooring, coving to the ceiling, ceiling rose, ceiling light point, picture rail, two wall mounted radiators, archway through to the living room.

Dining Kitchen

Dining Area

11'9" x 11'6" approx (3.58m x 3.51m approx)

UPVC double glazed window to the side, wall mounted radiator, built-in storage cabinet, ceiling light point, ample space for dining table, decorative fireplace with stone surround, tiled hearth and gas point, archway to kitchen and doorway to:

Pantry

8'9" x 2'10" approx (2.67m x 0.86m approx)

With cold thaw/, shelving for additional storage and light.

Kitchen

8'7" x 8' approx (2.62m x 2.44m approx)

With a range of matching wall and base units incorporating roll edged work surface above, stainless steel sink with mixer tap, space and point for free standing gas cooker, space and plumbing for free standing dishwasher and space and point for fridge freezer, UPVC double glazed windows to the side and rear, tiled splashbacks and glazed doorway through to:

Utility Room

7'9" x 5' approx (2.36m x 1.52m approx)

Double glazed windows to the side, front and rear, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, tiled splashback, ceiling light point, coat hooks, glazed door to large enclosed rear garden.

First Floor Landing

Wall mounted radiator, ceiling light point, dado rail, stairs to the first floor and panelled doors to:

Bedroom 1

18'11" x 12'11" approx (5.77m x 3.94m approx)

Two UPVC double glazed windows to the front, wall mounted radiator, ceiling light point, coving to the ceiling, feature fireplace incorporating cast iron arched inset with original tiled surround and hearth, panelled door to:

Shower Room

Shower cubicle with mains fed shower over, tiled splashbacks, light and extractor fan.

Bedroom 2

13'7" x 12'11" approx (4.14m x 3.94m approx)

UPVC double glazed picture window to the side elevation, wall mounted radiator, ceiling light point, feature cast iron fireplace with tiled hearth and surround and picture rail.

Bedroom 3

12'1" x 11'8" approx (3.68m x 3.56m approx)

UPVC double glazed windows to the side and rear elevation, ceiling light point, wall mounted radiator and panelling to the wall.

Bathroom

8'3" x 8' approx (2.51m x 2.44m approx)

UPVC double glazed window to the side, semi free standing bath with mixer tap above, low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, airing/storage cupboard housing hot water system, tiling to the floor, tiled splashbacks, coving to the ceiling, ceiling light point and wall mounted radiator.

Second Floor Landing

Access to eaves providing further storage space, ceiling light point, panelled doors to:

Bedroom 4

12'4" x 9'7" approx (3.76m x 2.92m approx)

UPVC double glazed window to the side, wall mounted radiator, ceiling light point and built-in shelving units.

Bedroom 5

18'9" x 8'4" approx (5.72m x 2.54m approx)

UPVC double glazed feature window to the front elevation, semi recessed vanity wash hand basin with storage cupboard below, ceiling light point, stripped wood flooring and wall mounted radiator.

Outside

The property sits on a corner plot with a walled boundary, pathway to the front leads to the entrance door with mature trees creating natural screening. Secure gated access to the rear leads to a much larger than average enclosed garden laid mainly to lawn with several paved patio areas, mature shrubs and trees planted to the borders, fencing and wall boundary. Aviary to the side, outside light and outside tap.

Boiler House

8'4" x 4'6" approx (2.54m x 1.37m approx)

Floor standing 'Glow Worm' gas central heating boiler, light and power.

Outside w.c.

With light, power and low flush w.c.

Rear Garage Store

15'10" x 5' approx (4.83m x 1.52m approx)

With light and power. Secure, dry storage space.

Double Garage

17'10" x 15'10" approx (5.44m x 4.83m approx)

With double up and over door to the front, light and power.

Directions

Proceed out of Long Eaton along Nottingham Road and the property can be found on the left as identified by our 'for sale' board.

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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			82
(81-91) B			
(69-80) C			
(55-68) D		46	
(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			77
(81-91) B			
(69-80) C			
(55-68) D		36	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.