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ESTATE AGENTS, VALUERS AND AUCTIONEERS

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51 Recreation Street, Long Eaton, Nottingham NG10 2DW

Asking Price Of £375,000



Three bedroom detached house located in Long Eaton, Nottingham

This three double bedroom detached house with no upwards chain, requiring full refurbishment, offers a rare opportunity for buyers seeking a project with scope to add significant value. Set on a generous plot of land, the property boasts ample space for extension or redevelopment, subject to planning permission.



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## Property Description

This three double bedroom detached house with no upward chain and vacant possession, requiring full refurbishment, offers a rare opportunity for buyers seeking a project with scope to add significant value. Set on a generous plot of land, the property boasts ample space for extension or redevelopment, subject to planning permission. While the property does require comprehensive work throughout, its solid structure and spacious layout offer the perfect blank canvas to create a stunning bespoke family home. Some period features still remain, like the solid oak parquet flooring in the hallway.

Set within beautiful mature grounds, the property presents an opportunity to acquire a home with character, space and enormous potential. Outside, the grounds are expansive and versatile, ideal for growing families, keen gardeners, or those considering an extension or outbuilding. An original air raid shelter still exists on the plot - a unique and historic feature that adds character.

Located in a quiet, well-established residential area, it combines space, potential, and character-ideal for developers, investors or homeowners with vision. Long Eaton offers a prime location that perfectly balances residential comfort with excellent connectivity. Just a short walk from the vibrant town centre, residents enjoy easy access to a variety of local amenities, including supermarkets, independent shops, cafés and restaurants.

The area is exceptionally well connected, with frequent bus services and nearby Long Eaton train station providing direct links to Nottingham, Derby and beyond - making it an ideal choice for commuters and professionals alike. Families are well supported, with a number of well-regarded primary and secondary schools in the vicinity, along with parks, sports centres and leisure facilities that promote a healthy, active lifestyle. Strategically positioned close to major road links such as the M1, A52 and A50, Nottingham Road makes travelling across the East Midlands fast and straightforward.



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LIVING ROOM: 11' 8" x 11' 2" (3.58m x 3.41m) Bay window to the front, and side window, carpet and radiator.

DINING ROOM: 11' 10" x 11' 2" (3.63m x 3.41m) Double glazed uPVC door and window to the side, fireplace, carpet and radiator.

KITCHEN: 10' 0" x 7' 11" (3.06m x 2.42m) Window to the rear, under and over counter storage units, sink, carpet, radiator, door to pantry door to inner hall.

INNER HALLWAY/UTILITY Door to rear garden, plumbing for washing machine, sockets and radiator.

WC: 5' 9" x 3' 11" (1.76m x 1.20m) WC, bidet, Vaillant boiler.

WET ROOM: 5' 2" x 2' 7" (1.59m x 0.80m) Window to the side, shower.

GARAGE: 9' 4" x 16' 6" (2.85m x 5.04m) Electric roll garage door, window to side, entrance to inner hall, electric points and radiator.

BEDROOM ONE: 11' 8" x 11' 2" (3.58m x 3.41m) Bay window to the front, built in wardrobes, radiator and carpet.

BEDROOM TWO: 11' 0" x 11' 9" (3.36m x 3.59m) Window to side and rear, carpet, radiator and built in wardrobe.

BEDROOM THREE: 7' 10" x 10' 0" (2.40m x 3.06m) Window to the rear, carpet and radiator.

BATHROOM: 5' 10" x 6' 9" (1.79m x 2.06m) Window to the side, bath with shower over, wash hand basin, carpet and radiator.

SEPERATE WC 2' 7" x 5' 10" (0.80m x 1.80m) Window to the side, WC, carpet and radiator.

OUTSIDE: To the front of the property is a generous sized driveway and mature shrubs, allowing access to both sides of the property leading to the rear. The beautiful established rear garden offers large lawn area, car port, patio area and air raid shelter, shed, two summer houses. Mature shrubs, bushes and trees make this area private and enclosed, electric points and outside tap.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

