

# HoldenCopley

PREPARE TO BE MOVED

Wellington Street, Long Eaton, Derbyshire NG10 4NF

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Offers Over £250,000 - £290,000

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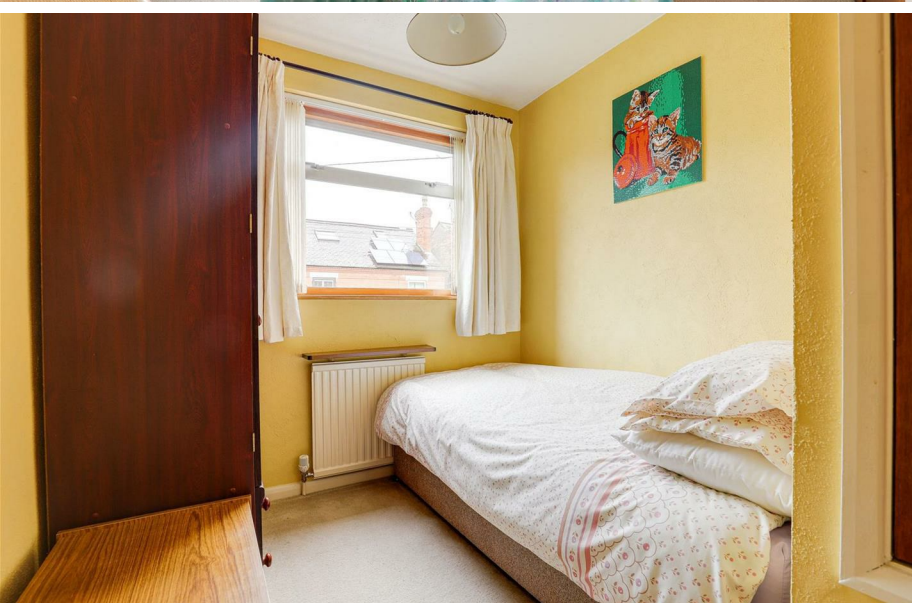


## NO UPWARD CHAIN...

Nestled within a popular location, this three-bedroom detached house presents a great opportunity for discerning buyers seeking spacious and well-maintained accommodation. With the added benefit of being offered to the market with no upward chain, this property ensures a smooth transition into your new home. Situated conveniently close to various local amenities, excellent transport links, and esteemed schools. Step through the entrance hall into the living room, which seamlessly flows into the dining room, creating an ideal space for both relaxation and entertaining. The fitted 'L' shaped kitchen, complete with a breakfast bar, provides a functional hub for culinary endeavors. Ascend the staircase to discover three bedrooms, each boasting in-built storage and serviced by a three-piece bathroom suite. Outside, a driveway with a car-port at the front provides convenient off-road parking, while the private and meticulously maintained garden at the rear offers a serene oasis for outdoor enjoyment, complete with a handy shed for additional storage. Situated within close proximity to various local amenities, excellent transport links, great schools, and easy commuting links via the M1.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Three-Piece Bathroom Suite
- Well-Maintained West-Facing Garden
- Driveway & Car-Port
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'10" x 13'7" (1.78m x 4.16m)

The entrance hall has carpeted flooring, a radiator, obscure windows to the front elevation, and a single door with an obscure glass insert providing access into the accommodation.

### Living Room

11'6" x 14'9" (3.53m x 4.52m)

The living room has a double-glazed window to the front elevation, carpeted flooring, an exposed brick feature wall with a recessed chimney breast alcove and a fireplace, tiled hearth, a TV point, a radiator, and two open arches into the dining room.

### Dining Room

9'10" x 9'11" (3.02m x 3.03m)

The dining room has carpeted flooring, a radiator, and double doors opening into the kitchen.

### Kitchen

17'9" x 20'0" max (5.43m x 6.11m max)

The kitchen has a range of fitted base units with rolled-edge worktops and a breakfast bar, a composite sink and a half with a swan neck mixer tap and drainer, space for a cooker, space and plumbing for a washing machine and a dishwasher, space for an under-counter fridge and freezer, a radiator, partially tiled walls, carpeted flooring, a double-glazed window to the rear elevation, a single door providing side access, and a sliding patio door to access the rear garden.

## FIRST FLOOR

### Landing

7'8" x 8'10" (2.34m x 2.70m)

The landing has a double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

11'6" x 12'8" (3.52m x 3.88m)

The first bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built wardrobe, and a ceiling fan light.

### Bedroom Two

9'9" x 8'11" (2.98m x 2.73m)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

### Bedroom Three

8'11" x 7'1" (2.72m x 2.17m)

The third bedroom has a double-glazed window to front elevation, carpeted flooring, a radiator, and an in-built cupboard.

### Bathroom

5'10" x 7'8" (1.78m x 2.34m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, wood-effect flooring, partially tiled walls, a chrome towel rail, and two double-glazed obscure windows to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a low maintenance garden with a gated driveway, courtesy lighting, and access into the car-port.

### Car-Port

The car-port has a polycarbonate roof, an outdoor tap, and open access to the rear garden.

### Rear

To the rear of the property is an enclosed west-facing garden with a patio area, a lawn, a range of plants and shrubs, a timber-built shed, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)

Phone Signal – All Voice & 4G / Some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

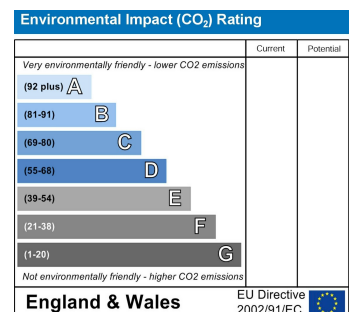
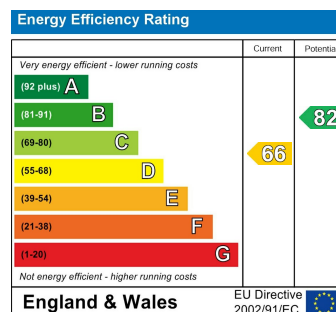
The vendor has advised the following:

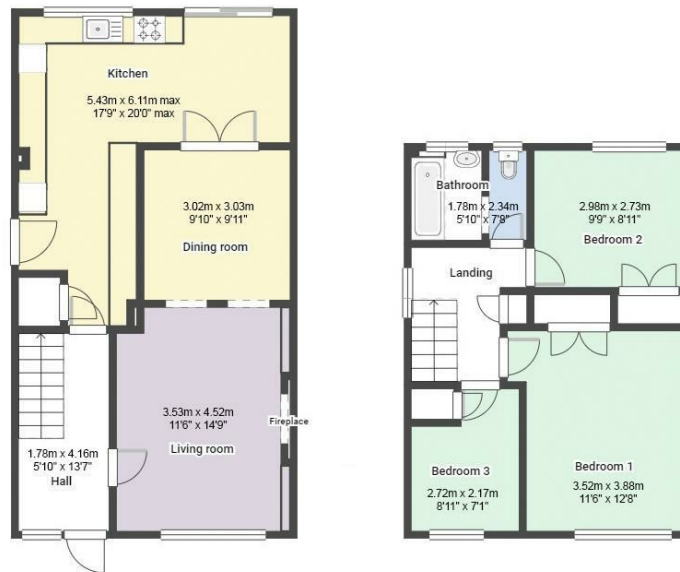
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)