

HoldenCopley

PREPARE TO BE MOVED

Wellington Street, Long Eaton, Nottinghamshire NG10 4NF

Offers Over £300,000

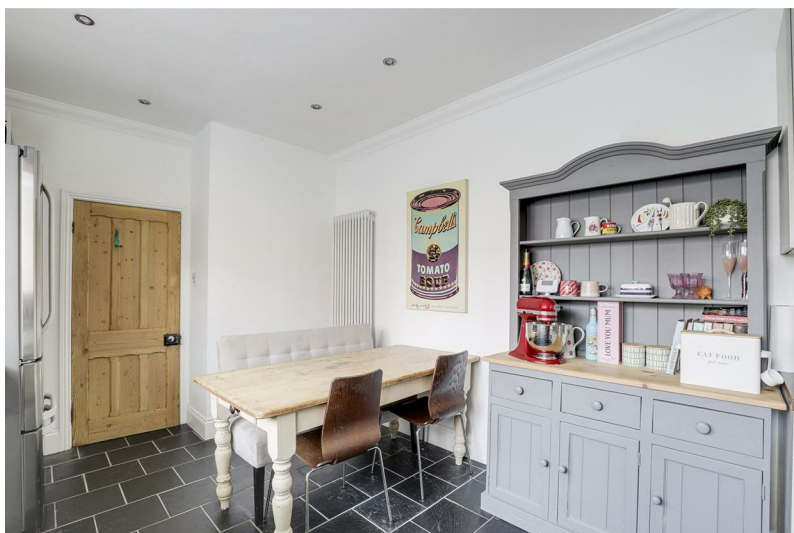
Wellington Street, Long Eaton, Nottinghamshire NG10 4NF



SPACE, CHARACTER & CONVENIENCE WITH NO UPWARD CHAIN...

This four-bedroom detached home is the perfect purchase for a wide range of buyers – whether you're upsizing, growing your family, or simply looking for a home filled with charm and generous living space. Beautifully presented throughout, this property boasts a wealth of original features, including Victorian Minton tiled flooring, traditional fireplaces, column radiators, wood and slate flooring, and fitted shutter blinds – offering a seamless blend of period elegance and modern practicality. The ground floor comprises a welcoming entrance hall, a spacious bay-fronted living room, and a bright dining room with French doors opening out to the rear garden. There is also a fitted kitchen with ample space for a dining area, perfect for entertaining, along with a ground floor W/C for added convenience. Upstairs, you will find three well-proportioned double bedrooms, including one with its own en-suite, and a versatile single bedroom – ideal as a nursery or home office – all serviced by a three-piece bathroom suite. Outside, the property enjoys gated access to an enclosed rear garden featuring a patio seating area, well-maintained lawn, and brick-walled boundaries – creating a secure and peaceful outdoor space. Situated in a popular and well-connected residential area, this home is within easy reach of local shops, amenities, and reputable schools. It also offers excellent transport links with convenient access to the M1 and A52, making it ideal for commuters.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C & En-Suite
- Enclosed Rear Garden
- Original Period Features Throughout
- Popular Location
- NO UPWARD CHAIN





GROUND FLOOR

Entrance Hall

12'1" x 3'6" (3.69m x 1.08m)

The entrance hall has Victorian Minton tile flooring, carpeted stairs, coving to the ceiling, a radiator, and a single composite door providing access into the accommodation.

Living Room

14'8" x 12'11" (4.49m x 3.95m)

The living room has wood flooring, coving to the ceiling, a traditional cast iron fireplace set in a hearth with a decorative surround, a column radiator, and a UPVC double-glazed bay window with shutter blinds to the front elevation.

Dining Room

12'11" x 12'11" (3.95m x 3.95m)

The dining room has wood flooring, coving to the ceiling, a column radiator, a UPVC double-glazed window with shutter blinds to the side elevation, and double French doors with shutter blinds opening out onto the rear garden.

Hall

4'3" x 3'4" (1.31m x 1.03m)

The hall has slate tile flooring, recessed spotlights, and a built-in cupboard.

W/C

10'11" x 3'0" (3.35m x 0.93m)

This space has a low-level dual flush W/C, a vanity storage unit with a wash basin, a radiator, built-in shelving, an extractor fan, slate tile flooring, and a UPVC double-glazed window with shutter blinds to the side elevation.

Kitchen

15'8" x 10'1" (4.79m x 3.08m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a ceramic farmhouse-style sink with a swan neck mixer tap, space for a range cooker, a splashback and extractor fan, space for an American fridge freezer, space for a dining table, an integrated dishwasher, a vertical column radiator, underfloor heating, slate tile flooring, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window with shutter blinds to the side elevation.

FIRST FLOOR

Landing

22'11" x 5'7" (7.01m x 1.72m)

The landing has carpeted flooring, coving to the ceiling, loft access, a radiator, and provides access to the first-floor accommodation.

Master Bedroom

10'11" x 9'10" (3.35m x 3.02m)

The main bedroom has wood flooring, coving to the ceiling, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite bathroom.

En-Suite

10'9" x 2'10" (3.30m x 0.88m)

The en-suite has a low-level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower enclosure with a mains-fed shower and handheld showerhead, a chrome heated towel rail, an extractor fan, tiled flooring, partially tiled walls, and recessed spotlights.

Bedroom Two

12'0" x 10'10" (3.67m x 3.32m)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the side elevation.

Bedroom Three

13'2" x 10'2" (4.02m x 3.10m)

The third bedroom has laminate flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'10" x 5'6" (3.62m x 1.68m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

7'3" x 7'0" (2.22m x 2.15m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and handheld showerhead, a radiator, laminate flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled forecourt, courtesy lighting, gated access to the rear garden, and brick wall boundaries.

Rear

To the rear of the property is an enclosed garden featuring a patio seating area, a well-maintained lawn, various plants and shrubs, a mature tree, an outside tap, external lighting, and brick wall boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G/5G Coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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.

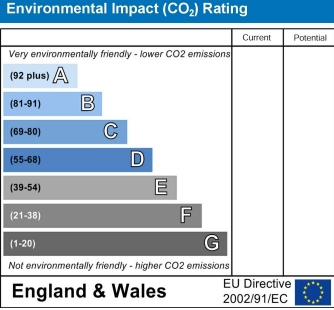
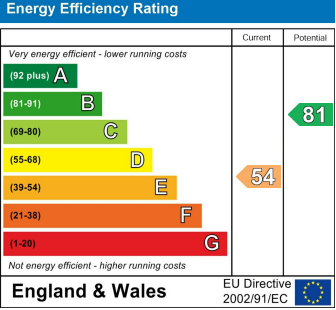
The vendor has advised the following:

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 licence 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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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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