



Nottingham Road,
Long Eaton, Nottingham
NG10 2AU

£465,000 Freehold



A BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOM SEMI-DETACHED EDWARDIAN PROPERTY BOASTING ORIGINAL FEATURES THROUGHOUT, SITTING ON A LARGER THAN AVERAGE APPROX. 1/3 OF AN ACRE PLOT WITH OFF STREET PARKING AND GARAGE.

Robert Ellis are delighted to market this stunning bay fronted Edwardian semi-detached family home boasting character with original features and spacious rooms throughout. The property benefits partial double glazing with many of the windows being the original single glazed sash windows and full gas central heating throughout with wood burners in both reception rooms. There is a beautifully maintained original Minton tiled flooring in the entrance hallway with lincrusta ceilings. The property sits over three floors and would suit a wide range of buyers including families or anyone looking to potentially build a property on the 1/3 acre (approx.) plot subject to planning permission which the current vendors have already looked into. To appreciate the size of this property and plot, an internal viewing is highly recommended.

In brief, the property comprises of an entrance porch, entrance hallway with Minton tiled flooring, bay fronted reception room one with wood burner, reception room two with wood burner, a large kitchen/diner with integrated appliances and access into the cellar, a large utility room and shower room. To the first floor the landing leads to three spacious bedrooms and the Victorian style three piece family bathroom suite featuring a freestanding bath with a TV mounted on the wall. To the second floor there is another large bedroom and a separate room which could be used as the fifth and final bedroom, a dressing room or potentially converted into an en-suite. To the exterior, the property is set away from the road via a railed wall and small garden with access to the rear from the side. There is off street parking available and a garage. To the rear, there is a larger than average 1/3 (approx.) garden with turf, mature tree's, fish pond, decked seating area and shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools shops and parks. The property is within walking distance to Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. With fantastic choices of both primary and secondary schools, Long Eaton is popular with a wide range of buyers looking for a home. Both East Midlands Airport and Long Eaton train stations are just a short drive away.



Entrance Porch

Wooden front door, tiled flooring, wall light.

Entrance Hall

Wooden front door, original Minton tiled flooring, lincrusta ceiling, ceiling light and stairs to the first floor.

Reception Room One

10'5 x 13'1 approx (3.18m x 3.99m approx)
Single glazed wooden sash bay window overlooking the front, single glazed wooden sash window overlooking the side, floorboards, radiator, wood burner, lincrusta ceiling, ceiling light..

Reception Room Two

12'9 x 12'2 approx (3.89m x 3.71m approx)
Single glazed door leading to the rear garden, single glazed window overlooking the rear garden, floorboards, wood burner, radiator, painted plaster ceiling, ceiling light.

Kitchen/Diner

11'5 x 18'9 approx (3.48m x 5.72m approx)
Single glazed window overlooking the side and rear garden, UPVC double glazed window overlooking the side and the rear garden, tiled flooring, radiator, access into the cellar, painted plaster ceiling, ceiling light, Rangemaster cooker, integrated dishwasher, integrated fridge/freezer.

Utility Room

11'2 x 7'2 approx (3.40m x 2.18m approx)
Double glazed window overlooking the rear garden, single glazed wooden French doors leading to the rear garden, tiled flooring, velux window, built in storage cupboard, painted plaster ceiling, ceiling light, space for washing machine and space for tumble dryer.

Shower Room

3'1 x 11'2 approx (0.94m x 3.40m approx)
Obscure single glazed window overlooking the rear, tiled flooring, single enclosed shower unit, pedestal sink, low flush w.c. painted plaster ceiling, ceiling light.

First Floor Landing

Floorboards, radiator, painted plaster ceiling, ceiling light and stairs to the second floor.

Bedroom 2

12'9 x 18'5 approx (3.89m x 5.61m approx)
Single glazed window overlooking the front, floorboards, radiator, painted plaster ceiling, ceiling light.

Bedroom 3

12'3 x 13'1 approx (3.73m x 3.99m approx)
Single glazed window overlooking the rear, carpeted flooring, feature fireplace, radiator, painted plaster ceiling, ceiling light.

Bedroom 4

11'4 x 10'5 approx (3.45m x 3.18m approx)
Single glazed window overlooking the rear garden, floorboards, feature fireplace, radiator, painted plaster ceiling, ceiling light.

Bathroom

Victorian style bathroom suite having a claw foot bath with shower over, high flush w.c. and wash hand basin, tiled floor, part tiled walls and feature towel radiator.

Second Floor

Bedroom 1

11'4 x 21'5 approx (3.45m x 6.53m approx)
Single glazed windows overlooking the front and the side, built in storage cupboard, floorboards, painted plaster ceiling, ceiling light.

Dressing Room/Bedroom 5

6'3 x 9'1 approx (1.91m x 2.77m approx)
Velux window, floorboards, radiator, painted plaster ceiling, ceiling light.

Outside

To the front, the property is set away from the pavement via a railed wall and small garden. There is off street parking and a garage available to the front with gated side access. To the rear there is a larger than average 1/3 acre (approx) plot with turf, mature tree's and a decked seating area. There is also development opportunity to the rear of the plot which the current vendors have already looked into (STPP)

Agents Note

The vendor of this property is related to an employee of Robert Ellis.

Directions

Proceed out of Long Eaton along Nottingham Road and the property can be found on the right hand side.
7701RS

Council Tax

Erewash Borough Council Band C





82 NOTTINGHAM ROAD, LONG EATON

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			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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