



Upper Wellington Street,
Long Eaton, Nottingham
NG10 4NH

£265,000 Freehold

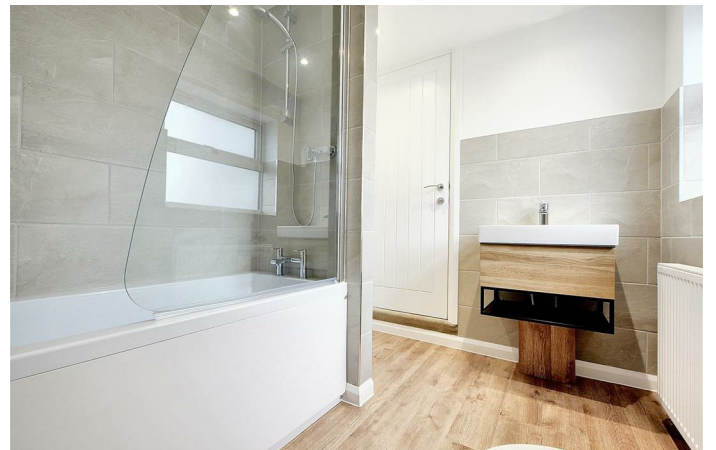


THIS IS A HIGHLY APPOINTED, NEWLY REFURBISHED AND EXTENDED PROPERTY WHICH PROVIDES THREE DOUBLE BEDROOMS WITH TWO EN-SUITE SHOWER ROOMS.

Robert Ellis are pleased to be instructed to market this spacious property which needs to be seen for the size and layout of the accommodation and the length of the garden at the rear to be appreciated. The property has been totally refurbished by the current owners and has been re-wired, has new double glazing and external doors fitted, has a new heating system, the kitchen has been enlarged and tastefully re-fitted, the ground floor w.c. has been incorporated, there are two brand new en-suite shower rooms and the main bathroom which includes a mains flow shower over the bath.

The property stands back from Upper Wellington Street with a walled area at the front and being entered through a stylish front door the well proportioned accommodation, which has quality floor coverings throughout, includes a lounge, an inner hall with stairs taking you to the first floor, a dining/sitting room which opens to the exclusively fitted kitchen and from this rear reception room there is a French glazed door leading out to the rear garden and there is also a ground floor w.c. provided. To the first floor the landing leads to the two double bedroom, the front bedroom having an en-suite shower room and the main bathroom which has a mains flow shower over the bath. There is then a second flight of stairs taking you to the converted attic which provides a further large double bedroom with a new en-suite shower room. Outside there is an easily managed area at the front, a path with a locked gate to the left hand side of the house which provides access to the rear where there is an Indian sandstone patio and a long garden with walls and fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite panelled front door with the number of the house being etched in a double glazed panel above and this leads to:

Lounge/Sitting Room

12'7 x 11'6 approx (3.84m x 3.51m approx)

Double glazed window with fitted blind to the front, Karndean style flooring, electric wall mounted consumer unit, eight power points, radiator and a panelled door leading to:

Inner Hall

Stairs leading to the first floor, panelled door to the dining room and a sensor light comes on as you enter the hall.

Dining Room

12'2 x 11'6 approx (3.71m x 3.51m approx)

Full height double glazed French door leading out to the rear garden, Karndean style flooring which extends into the kitchen, radiator, recessed lighting to the ceiling, six power points and a panelled door leading to:

Ground Floor w.c.

Having a white low flush w.c., hand basin with a mixer tap, tiled splashback and cupboard under, Karndean style flooring, extractor fan, recessed lighting to the ceiling and a radiator.

Kitchen

15'8 x 6'6 approx (4.78m x 1.98m approx)

The exclusively fitted and equipped kitchen opens from the dining/sitting room at the rear of the house and is fitted with white gloss handle-less soft closing units and includes a 1½ bowl sink with a mixer tap and a four ring induction hob set in an L shaped work surface with shelved cupboards, oven, pull out bottle rack, drawers, integrated dishwasher and an integrated washer/dryer below, upright housing for a fridge/freezer, tiling to the walls by the work surface areas, feature vertical radiator, tiling to the walls by the work surface areas, Velux window to the sloping ceiling, two matching eye level wall cupboards, Ideal boiler housed in a matching wall cupboard, recessed lighting to the ceiling, Karndean style flooring and eight power points above the work surface areas.

First Floor Landing

Radiator, recessed lighting to the ceiling, panelled doors leading to the bedrooms and bathroom and stairs leading to the second floor.

Bedroom 1

12' to 8'8 x 11' approx (3.66m x 2.64m x 3.35m approx)

Double glazed window with fitted blind to the front, radiator, power point for a wall mounted TV with six further power points, radiator and panelled door to:

En-Suite Shower Room

Having a walk-in shower with a mains flow shower system, boarding to three walls and a folding glazed door, low flush w.c., hand basin with a mixer tap, splashback and a cupboard under, chrome ladder towel radiator, Karndean style flooring, extractor fan and recessed lighting to the ceiling.

Bedroom 2

8'4 x 8'3 approx (2.54m x 2.51m approx)

Double glazed window to the rear, radiator and six power points.

Bathroom

The luxurious bathroom has a brand new white suite with a panelled bath having a mixer tap and a mains flow shower over, tiling to three walls and a glazed protective screen, low flush w.c. and hand basin with a mixer tap and drawer and shelf beneath, radiator, opaque double glazed window, half tiled walls, X-pelair fan, recessed lighting to the ceiling, radiator and a chrome ladder towel radiator.

Second Floor

Bedroom 3

17'6 x 11'3 to 8' approx (5.33m x 3.43m to 2.44m approx)

The balustrade continues from the stairs into the bedroom which has a double glazed window to the rear, two Velux windows to the ceiling, two radiators, access to the roof storage space, recessed lighting to the ceiling, eight power points and a panelled door leading to:

En-Suite

The en-suite to this second floor bedroom has a walk-in shower with a Mira electric shower, boarding to three walls and a glazed folding door, hand basin with mixer tap, splashback and cupboard under and a low flush w.c., opaque double glazed window, chrome ladder towel rail, X-pelair fan and recessed lighting to the ceiling.

Outside

At the front of the property there is an Indian sandstone paved area with walls to the front boundary and a gate leading out to the pavement at the front of the house. To the left of the property there is an Indian sandstone pathway which provides shared access with no. 32 and a secure locked gate which provides access to the rear of the house.

To the rear of the property there is a large Indian sandstone patio, a path runs down to the bottom of the garden and there is a large garden area with a wall to the left hand and rear boundaries and a fence to the right hand boundary. There are outside power points, external lighting and an outside tap provided at the rear of the house.

Directions

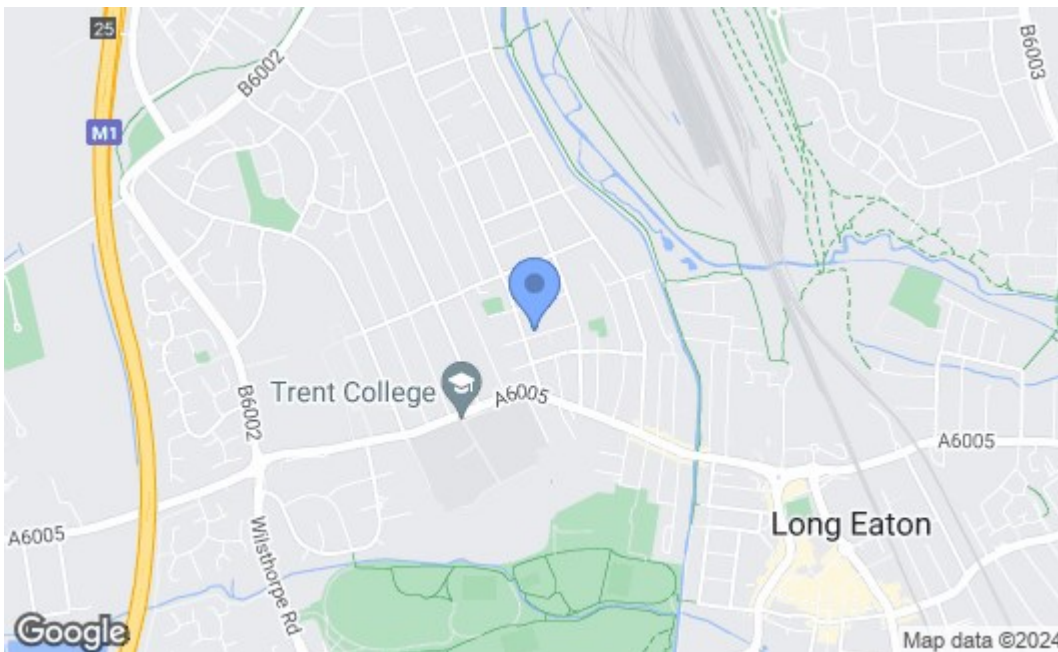
Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for a short distance taking the right turning into Upper Wellington Street where the property can be found on the left hand side.

7786AMMP

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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	

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.