



College Street,  
Long Eaton, Nottingham  
NG10 4GE

**£260,000 Freehold**

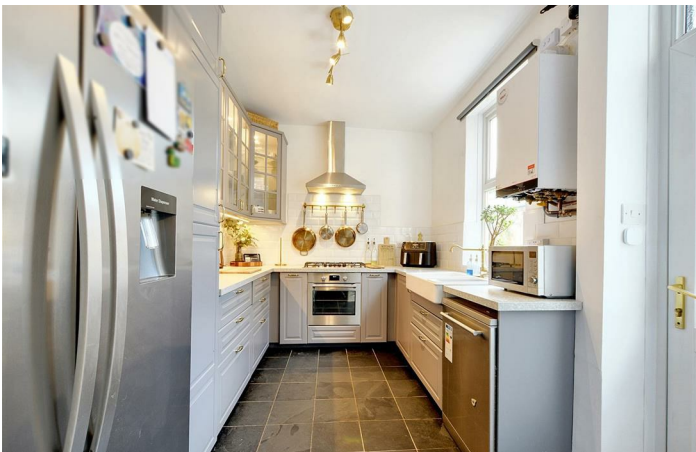


A BEAUTIFUL, VICTORIAN THREE DOUBLE BEDROOM SEMI DETACHED HOUSE BURSTING WITH PERIOD FEATURES AND A NEWLY FITTED KITCHEN.

Robert Ellis are delighted to bring to the market this deceptively spacious stunning three bedroom semi detached family home situated in a popular residential location on College Street which is within walking distance of Long Eaton town centre. Bursting with character and benefiting from gas central heating, with a brand new boiler, and double glazing, the accommodation is arranged over two floors and all the rooms are well proportioned, light and spacious. First time buyers and families alike would be sure to be impressed by all that this property has to offer!

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing. Oozing with character and period feature the accommodation comprises of a side entrance door to the hallway, with Minton tile floor with stairs to the first floor, lounge and separate dining room which flows onto the modern newly fitted kitchen and utility. To the first floor there are three double bedrooms and the family bathroom and separate w.c. Outside there is a lawned garden with patio and decked area. The front has great stance and curb appeal and is a pleasure to bring to the market.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1 which is literally only a few minutes drive away from the property, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

3'3 × 12'9 approx (0.99m × 3.89m approx)

Original wooden door to the side with inset stained glass and UPVC double glazed window to the side, original Minton tiled flooring, ceiling light, radiator, original coving and staircase with original panelling and balustrade with painted flooring. Large understairs storage cupboard.

### Lounge

12'9 × 12'2 approx (3.89m × 3.71m approx)

UPVC double glazed window to the front, newly carpeted flooring, ceiling light, radiator, feature fireplace with space for a log burner and original coving.

### Dining Room

12'9 × 12'4 approx (3.89m × 3.76m approx)

UPVC double glazed window overlooking the rear garden, slate tiled flooring, ceiling light, radiator and a feature open fireplace with an oak beam above.

### Kitchen

13' × 8'7 approx (3.96m × 2.62m approx)

UPVC double glazed window to the rear, slate tiled flooring, ceiling light, radiator, newly fitted Ikea grey Shaker style kitchen with wall and base units, the wall units having display lighting and under unit lighting, laminate work surface over, inset double ceramic Belfast sink with swan neck mixer tap, white brick style splashback tiles, cooker with a five ring gas hob, extractor above, larder cupboard, space for an American style fridge freezer and hidden drawers. A brand new Viessman boiler fitted last year, with an up to date service history.

### First Floor Landing

6'2 × 12' approx (1.88m × 3.66m approx)

With original painted floorboards, two ceiling lights, radiator and doors to:

### Bedroom 1

12'8 × 12'9 approx (3.86m × 3.89m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

### Bedroom 2

7'3 × 10' approx (2.21m × 3.05m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator.

### Bedroom 3

8'6 × 12'8 approx (2.59m × 3.86m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator.

### Bathroom

10' × 5'3 approx (3.05m × 1.60m approx)

Obscure UPVC double glazed window to the side, linoleum flooring, ceiling light, radiator, full size bath with an electric shower over, brick style white splashback tiles, free standing sink and built-in cupboard.

### Separate w.c.

6'2 × 3'3 approx (1.88m × 0.99m approx)

Obscure UPVC double glazed window to the side, linoleum flooring, ceiling light, radiator, low flush w.c. and access to the loft via a loft hatch.

### Outside

The property is set back from the road behind a brick wall with a low maintenance pebbled area, path leading down the side to the entrance door.

To the rear there is a paved patio leading to a block paved area, there is a lawned garden with treated wood shrub and plant border, being well established and brimming full of plants such as acers, rhubarb and many other berry plants. The boundaries are enclosed by fencing and wall and is private and enclosed.

### Utility

In the rear garden, there is access to a brick built utility with lights and power.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend with the church turn right into College Street. Follow the road down and the property can be found on the left hand side.  
7984AMJG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

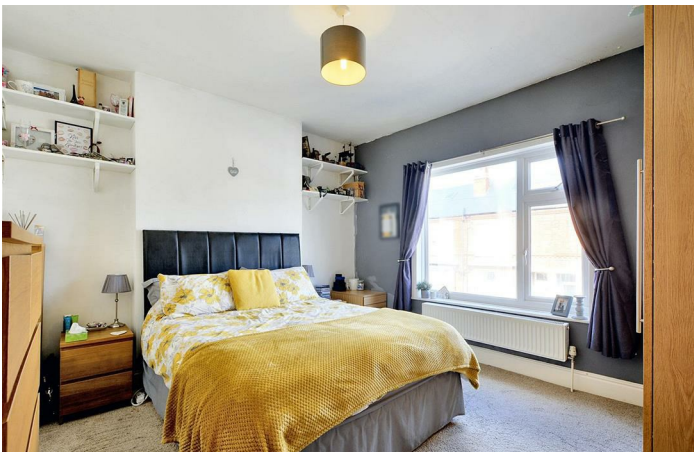
Flood Risk – No flooding in the past 5 years

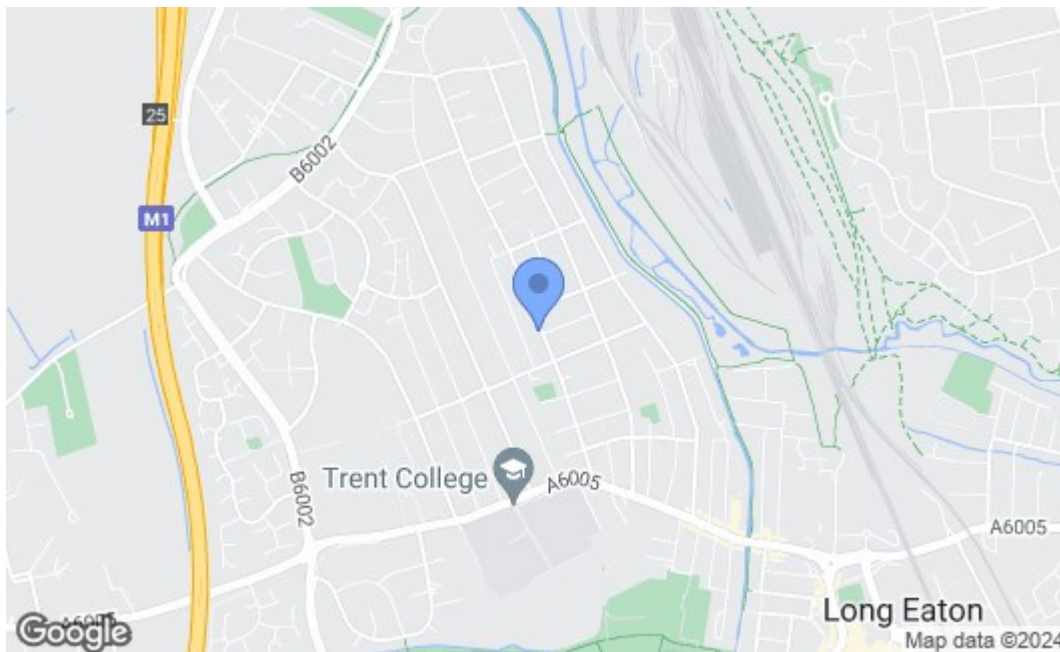
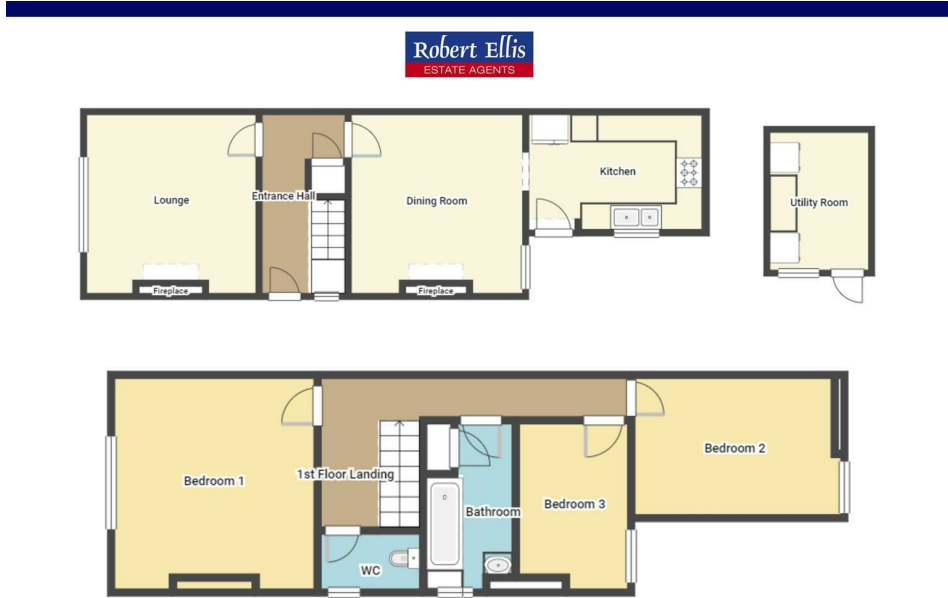
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.