



Nelson Street,  
Long Eaton, Nottingham  
NG10 1DB

**£185,000 Freehold**



THIS IS A DECEPTIVELY SPACIOUS, THREE DOUBLE BEDROOM MID PROPERTY WHICH ALSO INCLUDES TWO BATHROOMS AND HAS A PRIVATE REAR GARDEN WITH A COVERED SEATING AREA.

Being located on Nelson Street, this three storey property provides a lovely home which is larger than people will expect it to be from just taking a look at the front elevation. Having three double bedrooms and two bathrooms, we recommend for the size of the property to be appreciated, that interested parties do take a full inspection which will also enable them to see the private garden at the rear which has a lovely outside covered seating area. The property is well placed for easy access to the centre of Long Eaton where there are many shops and other amenities and facilities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof, with the main roof having been replaced over recent years and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the half double glazed front door, the accommodation includes a lounge, separate dining room with a double glazed door leading to the workshop/storage area, the kitchen is fitted with wall and base units and leads through into a garden room which has patio doors leading out to the rear garden and a log burning stove. To the first floor the landing leads to two double bedrooms and the bathroom which has a white suite with a shower over the bath and to the second floor there is a further double bedroom and a second bathroom, which again has a white suite with a mains flow shower over a corner bath. Outside there is a private rear garden with a decked area, astroturf lawn with borders to the sides and at the bottom of the garden there is a covered seating area which can be used throughout the year.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks at nearby Trent Lock and open countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus that takes you to Caste Donington and the 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.



Half opaque glazed door with fitted blind leading into:

#### Lounge/Sitting Room

12'2 x 11'6 (3.66m x 3.35m)

Double glazed window to the front with a fitted blind, Kardean style and carpeted flooring and a radiator.

#### Dining Room

14'8 including staircase x 12' (4.47m including staircase x 3.66m)

Stairs leading to the first floor, dado rail to the walls, Kardean style flooring, understairs storage cupboard, double glazed door to a workshop/covered storage area and cornice to the wall and ceiling.

#### Kitchen

9'6 x 6'11 approx (2.90m x 1.85m approx)

The kitchen is fitted with a 1½ bowl sink having a mixer tap set in a work surface with cupboards, drawers and space for an automatic washing machine below, work surface with wide drawers under, space for an upright cooker and further work surface with cupboard beneath, matching eye level wall cupboards with lights under, tiling to the walls by the work surface areas, double glazed window to the side, back plate to the cooking area and Kardean style flooring.

#### Sun Lounge

9'8 x 8'4 approx (2.95m x 2.54m approx)

This additional room has double glazed patio doors leading out to the rear garden, a polycarbonat roof, Kardean style flooring, a log burning stove with a flue and back plate and there is a feature vertical radiator.

#### First Floor Landing

The balustrade continues onto the landing, panelled doors leading to the bedrooms and bathroom and there is a second flight of stairs to the second floor.

#### Bedroom 1

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

Double glazed window to the front and a radiator.

#### Bedroom 2

9'2 x 8'9 approx (2.79m x 2.67m approx)

Double glazed window to the rear and a radiator.

#### Bathroom

The bathroom on the first floor has a white suite including a panelled bath with a mains flow shower over, tiling to three walls, pedestal wash hand basin with tiled splashback low flush w.c., opaque double glazed window, tiled flooring, radiator with a shelf over, opaque double glazed window and the gas boiler which was fitted approx 2½ years ago is housed in an airing/storage cupboard.

#### Second Floor Landing

Doors to:

#### Bedroom 3

11'10 x 11'7 approx (3.61m x 3.53m approx)

Double glazed window to the front, radiator, laminate flooring and a built-in storage cupboard.

#### En-Suite

The bathroom on the second floor has a corner bath set in a tiled surround with a mains flow shower over, tiling to three walls with a glazed protective screen, low flush w.c. and a hand basin with mixer tap set in a wooden surface with a glazed shelf above and towel rail beneath, upright shelved vanity cupboard with a mirror fronted door, radiator, Velux window to the ceiling, access to roof space and tiled flooring.

#### Outside

The garden is at the rear of the house and there is a decked area with a decked path leading to the covered seating area at the bottom of the garden, there is an astroturf lawn with borders to the sides and at the side of the garden room there is a shelved storage area with access across the shared path which leads out to the front of the house.

#### Covered Outside Seating Area

14'6 x 10' approx (4.42m x 3.05m approx)

This provides a lovely outside area to sit throughout the year.

#### Directions

Proceed out of Long Eaton along Tamworth Road and Nelson Street can be found as a turning on the left with the property on the left.

8102AMMP

#### 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 - Standard 15mbps, Superfast 80mbps, Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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