

# Robert Ellis

*look no further...*



Neale Street,  
Long Eaton, Nottingham  
NG10 1FF

**£230,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



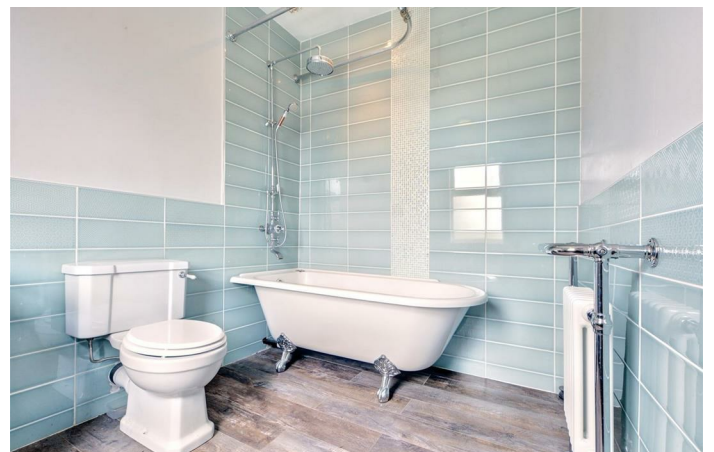


A SUPERB THREE BEDROOM DOUBLE FRONTED RED-BRICK EDWARDIAN DETACHED HOME WITH AN OPEN PLAN KITCHEN DINER WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN IN A QUIET CUL DE SAC.

Being situated on a quiet cul-de-sac which is only a few minutes walk away from the town centre, this two reception room and three bedroom Edwardian double fronted detached property provides a lovely home for people searching for a character property on which for little cost they can stamp their own mark. For the full extent of the accommodation included, and the beautifully finished period bathroom, we strongly recommend that all interested parties do take a full inspection so they are able to see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitch tiled roof and the spacious accommodation included derives the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall which has feature tiled floor, lounge which is positioned at the front of the house, an open plan kitchen diner with a well fitted breakfast kitchen which has integrated appliances. There is also a separate utility room with plumbing and space for washing machine and tumble drier. To the first floor the landing leads to three bedrooms and a bathroom which has a period-styled new three piece suite complete with a shower over bath position. Outside there is a walled garden to the front and a path running down the right hand side though a gate to the rear. At the rear of the property the easily maintained patio garden which provides a number of lovely places to sit and enjoy outside living with there being planters with established shrubs. There is a brick store at the rear of the house and a wooden shed which we believe will remain when the property is sold.

Being located on Neale Street the property is within a few minutes drive of the ASDA and Tesco superstores and other retail outlets found in Long Eaton town centre, there are health care and sports facilities, excellent local schools for all ages and transport links which include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway 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

9'5 x 2'6 approx (2.87m x 0.76m approx)

Having a red, attractive composite door to the front, patterned tiled flooring, ceiling light, wall mounted radiator, stairs to the first floor, doors to:

### Lounge

14'3 x 9'4 approx (4.34m x 2.84m approx)

Two double glazed windows with privacy glass to the front, carpeted flooring, wall mounted double radiator, coving to the ceiling, picture rail and a brick built fireplace.

### Kitchen Diner

10'5 x 20'1 approx (3.18m x 6.12m approx)

A dual aspect room with UPVC door to the rear with inset opaque glazed panel, double glazed window to the rear and two double glazed windows with privacy glass to the front, four ceiling lights, laminate flooring, coving to the ceiling and a TV point.

The kitchen has wall, base and drawer units to three walls with work surfaces over and a breakfast bar, slate style vinyl tiled floor, built-in oven, five ring gas hob with extractor over, stainless steel sink and drainer with swan neck mixer tap, tiled splashbacks, integrated dishwasher, door to:

### Utility

9'6 x 5' approx (2.90m x 1.52m approx)

Two double glazed windows to the rear, laminate flooring, ceiling spotlights, work surface and undercounter units with space for a fridge and freezer and space for a washing machine and tumble dryer. Large understairs cupboard housing the Baxi combi boiler.

### First Floor Landing

U shaped landing with double glazed stained glass window to the rear, carpeted flooring, ceiling light and doors to:

### Bedroom 1

14' x 10'8 approx (4.27m x 3.25m approx)

Two double glazed windows to the front, varnished floorboards, tall white modern radiator, free standing panelled wardrobes, original fireplace and surround and a TV point with large built-in cupboard.

### Bedroom 2

9'5 x 14'7 approx (2.87m x 4.45m approx)

Two double glazed windows to the front, carpeted flooring, two ceiling lights, original fireplace and wall mounted radiator.

### Bedroom 3

4'9 x 6' approx (1.45m x 1.83m approx)

Double glazed window to the rear, ceiling light and radiator.

### Bathroom

8'8 x 6'8 approx (2.64m x 2.03m approx)

Obscure double glazed window to the rear, laminate flooring, ceiling light, recessed ceiling spotlights, loft access hatch. The bathroom has been tastefully updated with period style features having a roll top bath with a mains fed shower above and hand held shower, pedestal wash hand basin with vanity cupboard under, chrome towel radiator and low flush w.c.

### Outside

To the front the property sits behind brick wall with a block paved path to the front and an area for planting.

To the rear there is a block paved patio with wall and fencing to the boundaries with shrubs and trees in brick built planters with a large summerhouse/shed. There is also an outhouse and gate giving access to the rear garden.

### Directions

Proceed out of Long Eaton along High Street turning right at the Tapperks Harker roundabout onto Oakleys Road. Turn right into Mitchell Street and the property is facing on Neale Street.

8576JG

### 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 13mbps Superfast 64mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.