



Nottingham Road,  
Long Eaton, Nottingham  
NG10 2EN

**O/O £400,000 Freehold**





SPACIOUS AND INDIVIDUAL FIVE-BEDROOM TRADITIONAL DETACHED HOME WITH VERSATILE OUTBUILDINGS, SAUNA, GENEROUS DRIVEWAY AND PRIVATE REAR GARDEN.

This attractive five-bedroom, bay-fronted detached home offers a unique blend of traditional character and modern family living. Beautifully presented throughout, the property provides generous space across three floors and is ideally positioned on Nottingham Road, benefiting from a sizeable driveway with parking for several vehicles. Inside, the home features a spacious through lounge leading into a bright conservatory, creating an ideal layout for both everyday living and entertaining. The impressive vaulted-ceiling kitchen diner adds a contemporary touch while offering a fantastic sociable hub for the household. The first floor hosts three well-proportioned bedrooms along with a stylish family bathroom, while the converted second floor provides two additional bedrooms, perfect for children, guests, or home office use. The external space further enhances this property's appeal, with a garage and a range of versatile outbuildings that could be utilised as a utility area, home bar, gym, or workspace. A fitted sauna offers an added luxury. The rear garden features a lawned area and patio, providing a lovely setting for outdoor relaxation and dining. Combining charm, space and flexibility, this distinctive home is ideal for families seeking something truly special.

The property is entered through a large, impressive wooden front door that opens into a welcoming entrance hall, complete with attractive parquet flooring that sets the tone for the quality found throughout. From here, you are led into the spacious bay-fronted lounge, a bright and comfortable living area that flows seamlessly into the conservatory, creating an excellent space for relaxation and entertaining. The dual-aspect, open-plan kitchen diner is a standout feature of the home, boasting a vaulted ceiling that enhances the feeling of light and space. It is fitted with a contemporary range of cream and wood-grain contrast units, complemented by a matching island with integrated appliances, offering both style and practicality for modern family living. A convenient downstairs shower room completes the ground floor accommodation. To the first floor, there are three well-proportioned double bedrooms along with a tastefully fitted family bathroom. A further door leads to the second floor, which has been converted to provide two additional bedrooms—ideal for children, guests, or use as home offices. Externally, the property enjoys a front driveway providing ample off-road parking and giving access to the garage. To the rear, there are a series of outbuildings, including a dedicated utility space and a versatile room that could be utilised as a gym, office, studio or bar, and this area also benefits from a fitted sauna. The rear garden is fully enclosed, offering a private outdoor space with lawned and seating areas. A spacious and well-appointed family home offering flexibility, character and excellent living accommodation throughout.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets. There are excellent schools within walking distance of the property with the option for older children to either go to the George Spencer Academy in Toton or the Wilsthorpe Academy in Long Eaton. There are healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include Junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton, Beeston 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.





## Porch

Open porch extending across the front of the property with an outside courtesy light, original wood panelled front with inset diamond stained glass leaded panel, leading into:

## Entrance Hall

5'2 x 11'9 approx (1.57m x 3.58m approx)

Wooden panelled front door, UPVC double glazed window on the half landing, door to understairs storage cupboard, parquet wooden flooring, double radiator, stairs with hand rail to the first floor, doors to the shower room, lounge/diner and open plan kitchen diner.

## Lounge/Sitting Room

11'4 x 25'1 approx (3.45m x 7.65m approx)

UPVC double glazed bay window to the front, parquet wooden flooring and French doors opening into the conservatory with windows either side, TV point, coving, two wall lights, two attractive built-in alcoves with shelves, fireplace and surround which could be re-connected and two double radiators.

## Conservatory

11'4 x 9'6 approx (3.45m x 2.90m approx)

The conservatory has tiled flooring, UPVC double glazed windows to the rear with French doors to the rear, polycarbonate vaulted roof and ceiling fan light.

## Open Plan Kitchen Diner

9'9 x 19'9 approx (2.97m x 6.02m approx)

UPVC double glazed windows to the front and rear, two wooden Velux windows, ceiling light over the dining area, ceiling spotlights over the kitchen, door to pantry and a metal radiator. The kitchen consists of cream gloss and wood grain effect contrasting wall, drawer and base units to two walls and matching island with laminate work surface over, brushed stainless steel fittings, 1½ bowl composite sink with a stainless steel swan neck mixer tap and inset five ring burner, space for a large American style fridge freezer, integral Neff microwave, double oven and grill with AEG extractor over, built-in dishwasher, space for a washing machine, cornice to the ceiling.

## Shower Room

5'3 x 4'3 approx (1.60m x 1.30m approx)

Fully tiled walls, obscure double glazed window to the side, tiled floor, ceiling light, coving, extractor fan, LED lighting, low flush w.c., chrome towel radiator, vanity unit housing the sink with a vanity mirror over, corner shower with Mira electric shower and curtain rail.

## First Floor Landing

13'3 x 7' approx (4.04m x 2.13m approx)

L shaped landing with a UPVC double glazed window to the front, carpeted flooring, ceiling light, two built-in storage cupboards, loft access hatch, doors to three bedrooms and the bathroom and a door leading to the stairs to the second floor.

## Bedroom 1

11' x 13'2 approx (3.35m x 4.01m approx)

UPVC double glazed window to the front, carpeted flooring, two wall lights, fan light and coving.

## Bedroom 2

8'4 x 11'1 approx (2.54m x 3.38m approx)

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

## Bedroom 3

9'5 x 8'3 approx (2.87m x 2.51m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light, coving, three built-in storage cupboards.

## Bathroom

Having a white suite including a P shaped bath with central mixer taps and Mira shower over, tiled walls, glass curved protective screen, low flush w.c., chrome towel radiator, wash hand basin with mixer tap set on a wooden surface with shelf below, vanity mirror wall unit, obscure UPVC double glazed window to the side, coving.

## Second Floor Landing

## Bedroom 4

14'7 x 11'2 approx (4.45m x 3.40m approx)

Carpeted flooring, wooden double glazed Velux window, storage in the eaves, ceiling light and door to:

## Bedroom 5

13'2 x 9'4 approx (4.01m x 2.84m approx)

Carpeted flooring, radiator, wooden double glazed Velux window and ceiling light, storage to the eaves, arched window to the side.

## Outside

Set back from Nottingham Road, to the front of the property there is a driveway providing off-road parking for at least 3 vehicles, access to the garage, gated access to the rear garden, a lawn and a variety of established shrubs and plants.

At the rear of the property there is a large slabbed walled patio area with steps leading down to a lawn which has established bed with a selection of trees and bushes which help to create natural screening and there is fencing to the rear and side boundaries. The rear garden provides several places to sit and enjoy outside living during warmer months.

## Garage

20' x 10' approx (6.10m x 3.05m approx)

Brick built garage with electric up and over door to the front, double glazed window to the side, power and light, wall mounted electric consumer unit.

## Utility Room

6'6 x 4'8 approx (1.98m x 1.42m approx)

Having a half Georgian glazed door to the side, recessed lighting to the ceiling, work surface with space below for a tumble dryer and fridge or other appliance, laminate flooring.

## Gym/Home Office/Studio

13' x 10' approx (3.96m x 3.05m approx)

This split level room is found behind the garage and provides an excellent facility as either a gym, home office or studio and has a UPVC double glazed window to the rear, half Georgian glazed door to the garden, vaulted roof with two Velux windows, recessed ceiling spotlights, built-in sauna (4'9 x 3'1) with pine panelled walls and glazed door.

## Shed

8' x 7' approx (2.44m x 2.13m approx)

Wooden shed.

## Directions

Proceed out of Long Eaton along Nottingham Road and the property can be identified by our for sale board on the right hand side.  
8988JG

## Council Tax

Erewash Borough Council - Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – Vodafone, EE, Three, 02

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



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	68	78
(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 <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.