



Wellington Street,  
Long Eaton, Nottingham  
NG10 4LX

**Price Guide £220-225,000**  
**Freehold**





THIS IS A THREE STOREY PROPERTY PROVIDING THREE DOUBLE BEDROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located at the start of Wellington Street, this three storey property provides a lovely home with the accommodation is arranged on three levels and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the spacious accommodation derives the benefits of having gas central heating and double glazing. The house is entered through the front door into the reception hall, there is a lounge with a bay window to the front, a dining/sitting room which opens to the kitchen which is fitted with grey gloss wall and base units and has a door leading out to the private rear garden. To the first floor the landing leads to two double bedrooms and the bathroom which has a shower over the bath and to the second floor there is a further double bedroom which is currently used as the main bedroom suite. Outside there is a pebbled are and path at the front, a path leads down the left hand side of the house to the rear where the garden has a patio, lawn, a second patio at the bottom, there is a shed and the garden is kept private by having walls and fencing to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages are within easy reach 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.



### Front Door

UPVC front door with an inset opaque glazed panel and a double glazed panel above leading into:

### Reception Hall

Stairs with storage cupboard beneath leading to the first floor, laminate flooring and pine doors leading to the two reception rooms.

### Lounge

11'6 x 11'6 approx (3.51m x 3.51m approx)

The lounge has a double glazed bay window to the front and a radiator.

### Dining Kitchen

### Dining Area

8'8 x 11'6 approx (2.64m x 3.51m approx)

The dining room has a double glazed window with blind to the rear and a radiator, open to:

### Kitchen

The kitchen has dark grey gloss units and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, drawers, a wine rack, an oven and space for an automatic washing machine below, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, Baxi wall mounted boiler, LVT style flooring, double glazed window to the rear and half double glazed UPVC door leading out to the rear garden.

### First Floor Landing

Having a double glazed window to the front and pine doors leading to the bedrooms and bathroom and there is a door leading to the stairs which take you to the second floor bedroom.

### Bedroom 2

11'7 x 11'6 approx (3.53m x 3.51m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

11'7 x 11'6 approx (3.53m x 3.51m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom has a white suite including a panelled bath with electric shower over, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath, sink and w.c. areas,

opaque double glazed window with a fitted blind, radiator, tiled effect laminate flooring and an airing/storage cupboard.

### Second Floor

### Bedroom 1

18'11 including stairs x 9'3 approx (5.77m including stairs x 2.82m approx)

The double bedroom on the second floor is currently used as the master bedroom and has a double glazed window to the front and a Velux window to the sloping ceiling, laminate flooring and a built-in cupboard.

### Outside

At the front of the property there is a pebbled area, a path leading to the front door and a path leading down the left hand side of the property through a gate to the rear.

At the rear there is a patio with a path leading to a shed at the bottom of the garden and to a second patio/seating area, there is a lawn with borders to the side, a wall to the left and rear boundaries and fencing to the right hand side and an outside tap is provided.

### Directions

8871AMMP

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

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

### Agents Notes

There are AI photos on this property.



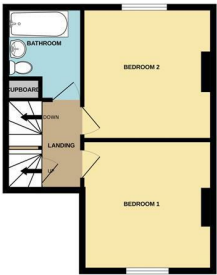




GROUND FLOOR



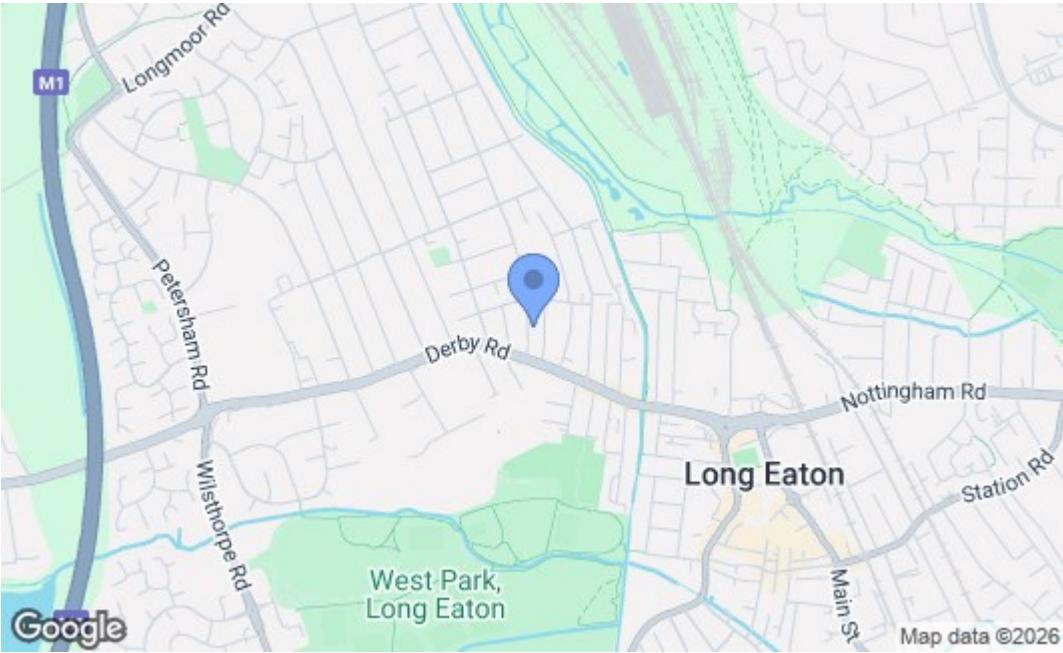
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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		

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