Robert Ellis

look no further. . .







Wellington Street,
Long Eaton, Nottingham
NG10 4JQ

£230,000 Freehold

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BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME ON A GENEROUS PLOT – QUIET CUL-DE-SAC LOCATION, FOUR-PIECE BATHROOM & NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market this beautifully presented two-bedroom semi-detached home, occupying a generous plot within a quiet cul-de-sac just off Wellington Street in Long Eaton. Offering an appealing combination of contemporary presentation, character features and exciting future potential, this attractive home is ideal for first-time buyers, couples and those looking for a property with scope to extend or further develop, subject to the necessary planning permissions and consents. Further benefits include UPVC double glazing, gas central heating, a presscrete driveway and a particularly impressive enclosed rear garden. Offered for sale with NO UPWARD CHAIN, this is an excellent opportunity not to be missed.

The accommodation begins with an entrance hallway, leading into a welcoming bay-fronted lounge featuring a charming log burner, creating a warm and inviting focal point. An opening leads through to the spacious, open-plan kitchen diner, which enjoys a neutral finish and dual-aspect windows, allowing plenty of natural light to flow throughout. The kitchen also benefits from a particularly useful large pantry and understairs storage cupboard. To the first floor, the landing provides access to two generous double bedrooms, with the principal bedroom enjoying a built-in cupboard, alongside a contemporary four-piece family bathroom comprising a bath, separate shower, wash hand basin and WC. Outside, the property occupies a generous plot, with a presscrete driveway to the front and a substantial enclosed rear garden featuring lawned and patio areas, together with useful storage sheds and side gate access.

Wellington Street is ideally positioned within Long Eaton, with the property enjoying the added appeal of a peaceful cul-de-sac setting whilst remaining conveniently placed for the town's wide range of shops, supermarkets, restaurants, schools and everyday amenities. Long Eaton also offers excellent transport connections, with convenient access to the A52, M1 motorway, surrounding East Midlands towns and cities, alongside railway services providing connections further afield. Combining a quiet residential position, generous outside space and fantastic potential for future enhancement, this is a home that offers far more than first meets the eye and deserves an early viewing.





Entrance Hall
Composite door to the front, tiled floor, ceiling light, radiator, stairs to the first floor and door to:

Lounge
15'5" x 13'5" approx (4.7m x 4.1m approx)
UPVC double glazed bay window to the front, carpeted flooring, double radiator, ceiling light, TV and telephone points, log burner with beam above and open archway to:

Open Plan Kitchen Diner
16'4" x 8'10" approx (5m x 2.7m approx)
UPVC double glazed windows to the rear and side, UPVC door to the rear, tiled floor, two ceiling lights, radiator. The kitchen consists of cream gloss wall, drawer and base units to three sides with laminate roll edged work surface over, tiled splashbacks, stainless steel sink and drainer with swan neck mixer tap, integral oven, four ring gas hob with extractor over, door to walk-in storage cupboard/pantry.

First Floor Landing
UPVC double glazed window to the side, carpeted flooring, tall vertical radiator, loft access hatch and doors to:

Bedroom 1
13'1" x 9'10" approx (4m x 3m approx)
UPVC double glazed window to the front, carpeted flooring, two radiators, ceiling light, walk-in cupboard with a window.

Bedroom 2
11'0" x 8'8" approx (3.37m x 2.65m approx)
UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator.

Bathroom
7'2" x 8'6" approx (2.2m x 2.6m approx)
Obscure UPVC double glazed window to the rear, laminate flooring, ceiling light, chrome towel radiator, LED vanity mirror, four piece suite comprising of vanity unit with contemporary sink having a mixer tap, large walk-in shower with electric shower and extractor fan, low flush w.c., panelled bath with mixer tap and hand held shower, airing/storage cupboard housing the combi boiler.

Outside
There is a Presscrete driveway to the front providing off road parking for two vehicles and a gate to the rear. To the rear, there is a large corner fully-enclosed garden, with patio areas lawn, two storage sheds and a side gate for access.

Directions
Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Wellington Street can be found as the sixth turning on the right hand side.
9637JG

Agents Notes
There are AI generated photos on this property.

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 7mbps Superfast 72mbps Ultrafast 1800mbps
Phone Signal – EE, Three, Vodafone, 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



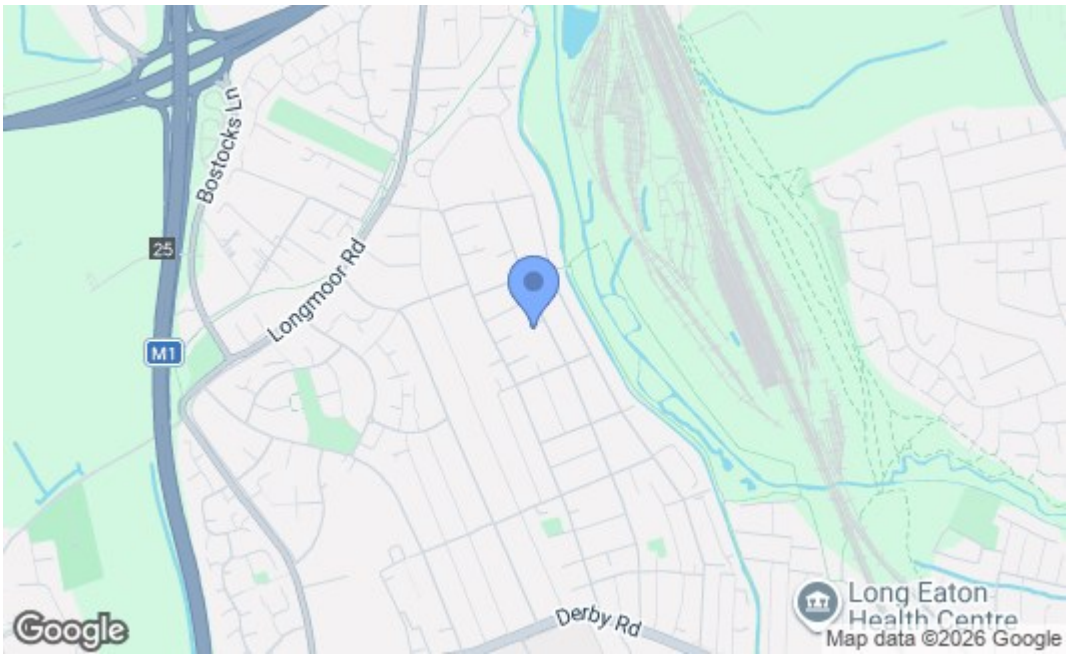


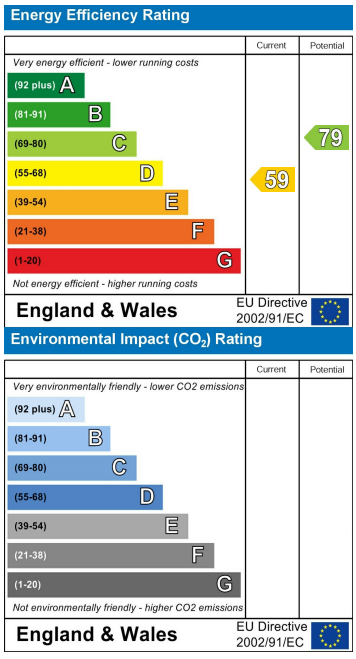












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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