



Maxwell Street,  
Long Eaton, Nottingham  
NG10 1FG

**£220,000 Freehold**



THIS IS A TRADITIONAL VICTORIAN SEMI DETACHED PROPERTY WHICH HAS BEEN IMMACULATEDLY MAINTAINED THROUGHOUT AND IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being situated on Maxwell Street, this three bedroom property will provide a lovely home for a whole range of buyers, from people buying their first property to a family who might be looking for a three bedroom home which is close to excellent local schools and many other amenities and facilities. For the size and layout of the accommodation and privacy of the southerly facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of having gas central heating and double glazing throughout. The property is entered through the main entrance door at the side and the accommodation includes a reception hall which has doors leading to the lounge which is located at the front of the house, a dining/sitting room which opens to the exclusively fitted and equipped kitchen which has extensive ranges of wall and base units and integrated cooking appliances. To the first floor the landing leads to the three bedrooms and the bathroom which has a white suite including a shower over the bath. Outside there is a walled area at the front, a path runs down the right hand side to the main entrance door and through a gate to the southerly facing rear garden which has been landscaped and designed to keep maintenance to a minimum and the garden provides several areas to sit and enjoy outside living with there being two brick stores at the rear of the house.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes West Park Leisure Centre and adjoining playing fields and the excellent transport links 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

UPVC front door with two inset double glazed panels and an opaque double glazed panel above leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, laminate flooring, radiator, cornice to the wall and ceiling and two wall lights.

### Understairs Storage Cupboard

The downstairs cupboard has a light and the electric meter and electric consumer unit are housed in the cupboard.

### Lounge

12'4 x 11'9 approx (3.76m x 3.58m approx)

Double glazed window with newly fitted privacy blind to the front, Adam style fireplace with an inset and hearth, radiator, cornice to the wall and ceiling and three wall lights.

### Dining Room

12'4 x 11'9 approx (3.76m x 3.58m approx)

Double glazed window to the rear, feature brick chimney breast with a wooden mantle and a quarry tiled hearth, radiator and the rear reception room is open to the exclusively fitted kitchen.

### Kitchen

9'4 x 7'3 approx (2.84m x 2.21m approx)

The kitchen is fitted with stylish cream Shaker style units and includes a sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has a housing for an automatic washing machine, cupboards, drawers, two pull out bottle rack cupboards and a Bosch oven below, matching eye level wall cupboards with lighting under, hood and back plate to the cooking area, tiling to the walls by the work surface areas, Cornish slate tiled floor, space for an upright fridge/freezer, double glazed window with fitted blind to the side and a UPVC door with inset opaque double glazed panel leading out to the rear of the property.

### First Floor Landing

The balustrade continues from the stairs onto the landing, two power points and wood panelled doors lead to the bedrooms and bathroom.

### Bedroom 1

11'6 x 11'9 to 8'6 approx (3.51m x 3.58m to 2.59m approx)

Double glazed window with newly fitted privacy blind to the front and a radiator.

### Bedroom 2

11'9 x 9'5 approx (3.58m x 2.87m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

9'4 x 7'4 approx (2.84m x 2.24m approx)

Double glazed window to the rear and a radiator.

### Bathroom

The bathroom is half tiled and has a white suite including a panelled bath with chrome hand rails and a mixer tap with a shower, tiling to two walls

and a protective glazed screen, low flush w.c. and hand basin with a mixer tap and double cupboard under and a mirror fronted cabinet with a light to the wall above, recessed lighting to the ceiling, tiled flooring, radiator with a rail over, opaque double glazed window and an extractor fan.

### Outside

At the front of the property there is a walled area and a slabbed path runs down the right hand side of the property to the main entrance door and to a gate which provides access to the rear garden.

There is a slabbed area at the side and rear of the house and a path with a bed to the side leads to a seating area at the bottom of the garden, there are pebbled areas, a central Acer tree and the garden is kept private by having a wall and fencing to the right and rear boundaries and a fence to the left hand side. There is an outside tap and lighting at the side and rear of the property.

### Brick Store 1

This store has a work surface with space for a tumble dryer and storage below, shelving to the walls and power points and lighting area provided.

### Brick Store 2

The was originally an outside w.c. and has shelving to the walls and a light.

### Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker turn right into Oakleys Road and Maxwell Street can be found as a turning on the right and the property can be found on the left as identified by our for sale board. 9056MP

### 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 15mbps Superfast 76mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

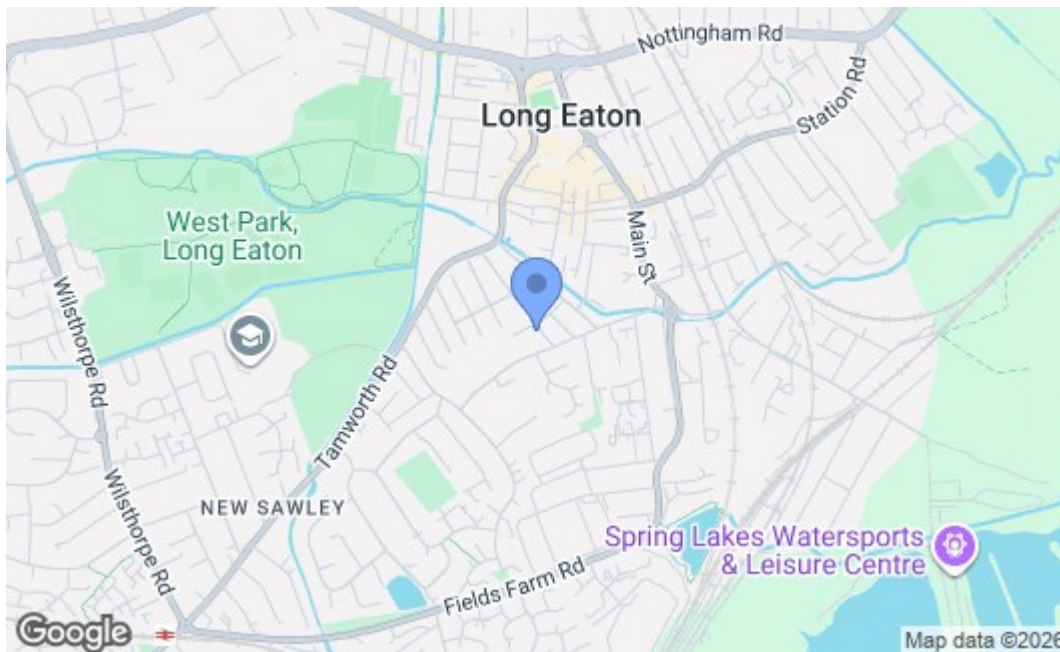
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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