



Neale Street,  
Long Eaton, Nottingham  
NG10 1FF

**Price Guide £325-350,000**  
**Freehold**

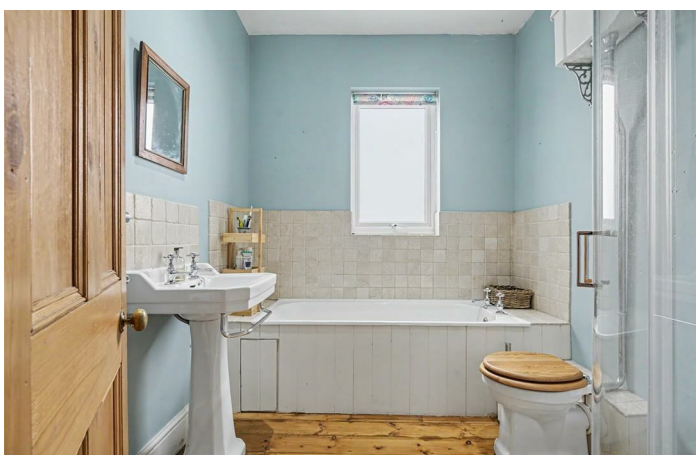


AN IMMACULATELY PRESENTED FAMILY HOME WITH TWO RECEPTIONS AND THREE DOUBLE BEDROOMS, THIS WOULD APPEAL TO UPSIZERS LOOKING FOR A CHARACTER PROPERTY IN A CONVENIENT CUL DE SAC LOCATION.

Robert Ellis are delighted to market this impressive property that would appeal to buyers seeking space and original period features. There is an enclosed porch with original wall tiles and door opening into good sized entrance hallway. The hallway has wood panelling on the stairs, coving and original stripped wooden doors to the reception rooms and breakfast kitchen. The living room has a walk in bay window and a multi fuel burning stove. The dining room is light and airy with windows to the side and rear and feature exposed brick fireplace. The breakfast kitchen is spacious and is well equipped with integral appliances, wooden worktops and the original feature back door. The kitchen opens to the rear lobby which leads to the ground floor cloakroom.

The first floor landing has original stripped wooden doors leading to all rooms. The master bedroom is extra large with two windows to the front and a feature cast iron fireplace. The other two bedrooms are also a good size with character features. There is a four piece bathroom which includes a high flush w.c... The rear garden is fully enclosed and offers an excellent level of privacy.

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.



### Enclosed Porch

Composite entrance door with obscure double glazed light panels within, decorative obscure half moon light panel above, tiled floor, original feature wall tiles, stripped wooden original door with leaded stained glass light panels above and obscure glazed panels to the side leading to:

### Entrance Hallway

Coving, radiator, stairs to the first floor with original feature wood panelling, stripped original door to:

### Living Room

13'3" into recess x 11'11" plus bay (4.06m into recess x 3.65m plus bay) Feature coving, picture rail, UPVC double glazed bay window to the front, radiator, brick fireplace with multi fuel stove and exposed brick arch.

### Dining Room

12'2" into recess x 14'5" approx (3.73m into recess x 4.41m approx) UPVC double glazed window to the side, timber framed single glazed window to the rear, radiator, exposed wooden floorboards, feature fireplace with exposed brick arch and stone hearth, original stripped wooden door with glazed panels opening to:

### Breakfast Kitchen

17'10" x 10'11" approx (5.45m x 3.34m approx) Timber framed single glazed window to the side, original timber door with timber framed single glazed light panel to the side and above leading to the rear, soft closing Shaker style wall, base and drawer units with solid wooden work surface with matching upstand, composite 1½ bowl sink and drainer with chrome mixer tap, space for a RangeMaster cooker, stainless steel RangeMaster extractor, space for a tall fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, integrated Neff dishwasher, original floorboards and original stripped wooden door to understairs storage with a light and shelving and housing the electric consumer unit, exposed painted brickwork, radiator, open to:

### Rear Lobby

7'3" x 4'10" approx (2.23m x 1.48m approx) Continuation of the wooden floorboards, Velux skylight window, UPVC double glazed window to the rear, radiator. Door to:

### Cloaks/w.c.

2'10" x 4'9" approx (0.87m x 1.47m approx) Obscure UPVC double glazed window to the rear, ceiling spotlights, low flush w.c., wall mounted wash hand basin with chrome mixer tap, radiator, tiled splashback and continuation of the wooden floorboards.

### First Floor Landing

Original storage cupboards with shelves and drawers, original stripped wooden doors to:

### Bedroom 1

18'10" x 11'11" approx (5.76m x 3.65m approx) Three UPVC double glazed windows to the front, radiator, original stripped wooden door, cast iron fireplace with feature tiled insert and hearth.

### Bedroom 2

14'5" x 12'2" approx (4.41m x 3.73m approx) UPVC double glazed window to the rear, original stripped wooden door, exposed stripped wooden floorboards and a radiator.

### Bedroom 3

10'5" x 10'8" approx (3.18m x 3.26m approx) UPVC double glazed window to the rear, original stripped wooden door, feature stained glass leaded light panel above, radiator, exposed brick chimney breast, access hatch to the loft via a pull down ladder and is fully boarded, has a light and power and houses the boiler.

### Bathroom

7'9" x 7'1" approx (2.37m x 2.18m approx) Obscure UPVC double glazed window to the ceiling, ceiling spotlights, four piece suite comprising of a pedestal wash hand basin, tiled splashback, bath, high flush w.c., quadrant shower enclosure with mains fed shower having a rainwater shower head and hand held shower, aqua board splashbacks, cast iron heated towel rail, exposed stripped wooden floorboards.

### Outside

To the front of the property there is a dwarf wall with a mature garden with pebbles and access to the rear.

Split level rear garden with a large covered decked seating area with a polycarbonate roof, power. Steps lead down to the second part of the garden where there is a central circular lawn, pebbles to the sides, two storage sheds and well established borders with shrubs and trees, access to the front.

### Directions

Proceed out of Long Eaton along High Street turning right at the Tappers Harker roundabout onto Oakleys Road. Turn right into Mitchell Street and the property is facing on Neale Street. 9220MH

### 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 15mbps Superfast 80mbps 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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.