Robert Ellis

look no further...

Frederick Street,
Long Eaton, Nottingham
NG10 2DR

£159,950 Freehold

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THIS IS A TWO DOUBLE BEDROOM MID PROPERTY SITUATED ON A QUIET ROAD CLOSE TO THE CENTRE OF LONG EATON WITH THE PROPERTY HAVING A GOOD SIZE PRIVATE GARDEN TO THE REAR.

Being located on Frederick Street, this two double bedroom mid property provides a lovely home which we are sure will appeal to a first time buyer or young family who are looking for an affordable home which is close to excellent local amenities and facilities provided by Long Eaton and the surrounding area. The property is tastefully finished throughout and has a long and private garden to the rear and for all that is included in this lovely home to be appreciated, we recommend interested parties take a full inspection so they can see the whole property for themselves.

The property is constructed of brick to the external elevations under a new pitched tiled roof to the main property with the accommodation deriving the benefits of having gas central heating and double glazing. The accommodation includes a lounge at the front of the house which has a feature fireplace, a dining/sitting room with double opening, double glazed French doors leading out to the rear, a well fitted kitchen and fully tiled ground floor bathroom with a mains flow shower over the bath. To the first floor the landing leads to the two double bedrooms. Outside there is on the road parking at the front and at the rear a long, private garden with a patio, a newly laid lawn, a shed and fencing to the side boundaries.

The property is within walking distance of 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 including the West Park Leisure Centre and adjoining playing fields, there are schools for all ages within walking distance of the property 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 panelled front door with two inset opaque glazed panels and opaque glazed panel above leading to:

Lounge
11'4 x 10'8 approx (3.45m x 3.25m approx)
Double glazed window to the front, feature open fireplace set with a tiled and cast iron inset set in an Adam style surround, shelving to one side of the chimney breast, cornice to the wall and ceiling, a double fitted shelved cupboard, radiator and wood flooring.

Dining/Sitting Room
14'2 to 11' x 11'4 approx (4.32m to 3.35m x 3.45m approx)
Double glazed, double opening French doors with a double glazed panel above leading out to the rear garden, laminate flooring, radiator, understairs storage cupboard where the electricity meter and fuse box are housed and there is space for a fridge or freezer within the cupboard and a door leads to the stairs taking you to the first floor.

Kitchen
7' x 6' approx (2.13m x 1.83m approx)
The kitchen has wood grain finished units with brushed stainless steel fittings and has a stainless steel sink with a mixer tap set in a work surface with cupboards and space for a washing machine and fridge or freezer below, a four ring gas hob set in a work surface with cupboards, drawers and an oven beneath, matching eye level wall cupboards and a hood and back plate to the cooking area, a double glazed window to the side, tiled flooring and a door leads from the kitchen to:

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with a central mixer tap and a mains flow shower over with a protective screen, hand basin with a mixer tap set on a surface with a double cupboard below and a low flush w.c. with a concealed cistern, chrome ladder towel radiator, opaque double glazed window and recessed lighting to the ceiling.

First Floor Landing
The stairs have a wooden hand rail and lead to the landing where there are panelled doors leading to:

Bedroom 1
11'3 x 10'6 approx (3.43m x 3.20m approx)
Double glazed window to the front, radiator and carpeted flooring.

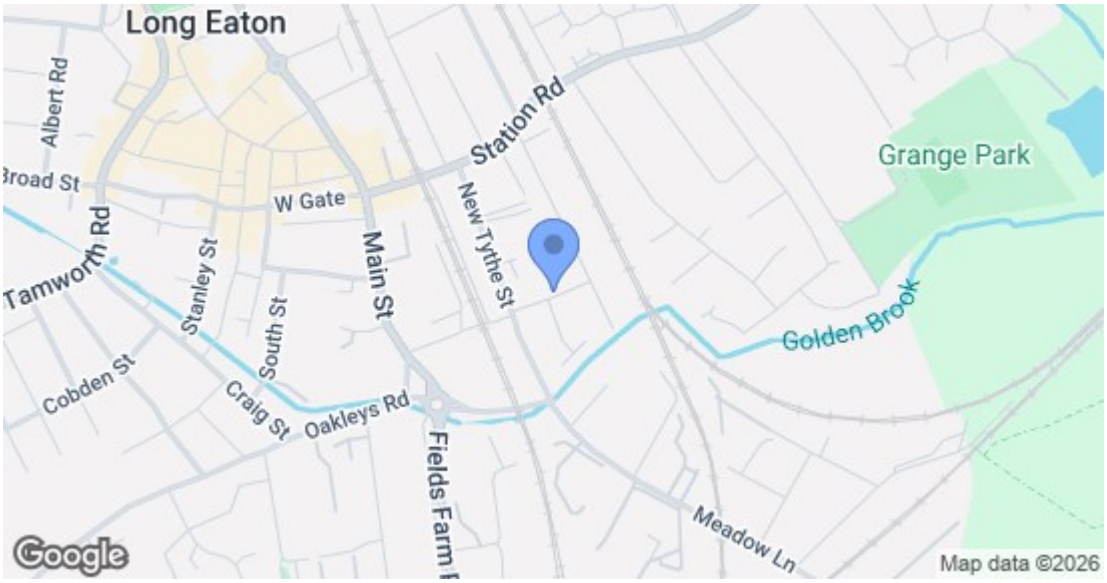
Bedroom 2
11' x 11'4 approx (3.35m x 3.45m approx)
Double glazed window to the rear, feature cast iron fireplace, hatch to the loft, there is a built-in storage cupboard over the stairs, a wall mounted Ideal gas boiler and carpeted flooring.

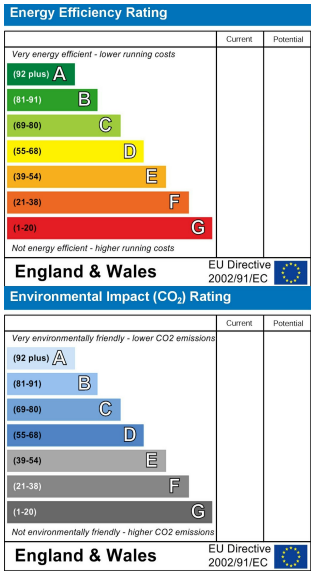
Outside
At the rear of the property there is a path which provides a bin storage area, outside tap and the gas meter is housed in a box on the side wall of the property, there is a gate providing access to the path which takes you to the front of the house and an opening leads to a patio seating area and the newly laid lawn which has fencing to the side boundaries, there is a shed which will remain at the property when it is sold and at the bottom of the garden there is a concrete base to put an additional shed or similar building.

Directions
Proceed out of Long Eaton along Waverley Street which continues into Main Street turning left into Station Road, second right into Chesterfield Avenue and right again into Frederick Street.
9491MP

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 79mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
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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