



Leicester Street,
Long Eaton, Nottingham
NG10 1FJ

Price Guide £300-315,000
Freehold



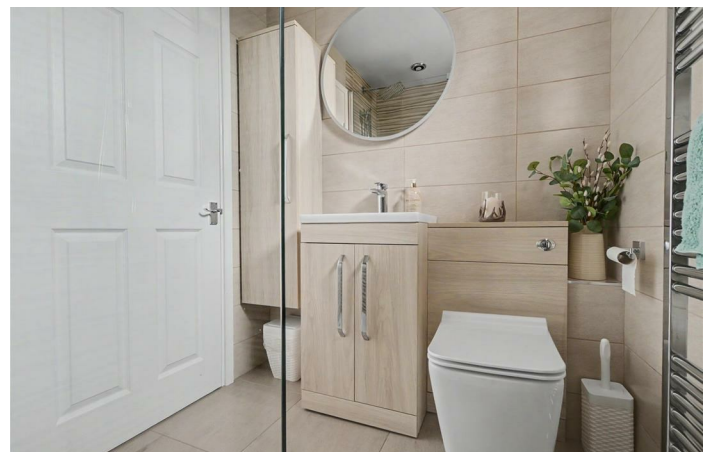
AN EXTENDED FOUR BEDROOM SEMI DETACHED HOME OFFERING GENEROUS FAMILY ACCOMMODATION, A DOUBLE LENGTH DRIVEWAY AND A GARAGE.

Robert Ellis are delighted to bring to the market this spacious semi detached property which stands particularly well from the front elevation and offers versatile accommodation throughout, ideal for a growing family. The accommodation comprises a welcoming entrance hallway, comfortable lounge, ground floor WC, and a large dining room, providing excellent space for entertaining and family gatherings. To the rear of the property is a spacious fitted kitchen overlooking the garden.

To the first floor are four well proportioned bedrooms, with bedroom two benefitting from an additional room, offering flexibility as a home office, dressing room or nursery. The accommodation is completed by a family bathroom.

Externally, the property enjoys a good sized rear garden, providing ample space for outdoor entertaining and family use. To the rear there is a tandem double driveway leading to a garage with roller shutter door, offering excellent parking and storage facilities. An internal viewing is highly recommended to fully appreciate the space, flexibility and family-friendly accommodation this excellent home has to offer.

The property is within easy reach of Long Eaton 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, excellent 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.



Entrance Hall

Composite door to the front with stained glass inserts, wood effect flooring, built-in cloaks cupboard.

Cloaks/w.c.

Low flush w.c., vanity wash hand basin with storage space, tiled splashbacks, radiator, wood effect flooring, double glazed window to the front.

Living Room

15'6" x 14'11" approx (4.72m x 4.55m approx)

Double glazed bow window to the front, two radiators, TV point, electric fireplace with log effect fire, stairs to the first floor.

Dining Room

24'6" x 7'1" approx (7.47m x 2.16m approx)

Double glazed window to the front, two radiators, full height double glazed window to the rear and UPVC double glazed door to the rear. Door to:

Kitchen

14'9" x 8'11" approx (4.50m x 2.72m approx)

Shaker style wall, base and drawer units with wood effect work surfaces over, composite sink and drainer with swan neck mixer tap, integrated double CDA oven, five ring gas burner with extractor over, space for an American style fridge freezer, space and plumbing for a washing machine and tumble dryer, LED plinth lighting, tiled splashbacks, wood effect flooring, double glazed door window to the rear.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

13'3" x 8'2" approx (4.04m x 2.49m approx)

Double glazed window to the front, radiator, recessed spotlights and built-in wardrobes.

Bedroom 2

16'6" x 7'1" approx (5.03m x 2.16m approx)

Double glazed windows to the side and rear, radiator and access to:

Dressing Room/Office

7'6" x 7'1" approx (2.29m x 2.16m approx)

Double glazed window to the front, radiator.

Bedroom 3

8'2" x 8'7" approx (2.49m x 2.62m approx)

Double glazed window to the rear, radiator.

Bedroom 4

10'4" x 6'5" approx (3.15m x 1.96m approx)

Double glazed window to the front, radiator and built-in wardrobe.

Shower Room

Double walk-in shower enclosure with overhead rainwater shower head and hand held shower, low flush w.c., vanity wash hand basin, floor to ceiling tiles, chrome heated towel rail, recessed spotlights, extractor fan and double glazed window to the rear.

Outside

To the front of the property there is off street parking.

To the rear there is a private, enclosed south facing garden with a patio area, dwarf wall, lawn, range of decorative plants and shrubs, outside tap, external lighting, power points, two garden sheds, fencing to the boundaries and gated access to off road parking and the garage.

Garage

17'7" x 9' approx (5.36m x 2.74m approx)

Tandem parking leading to the garage which has an electric roller shutter door, power and light.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island take the fourth turning into Oakleys Road, left into Leicester Street and the property can be found as identified by our for sale board.

9368CO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps 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

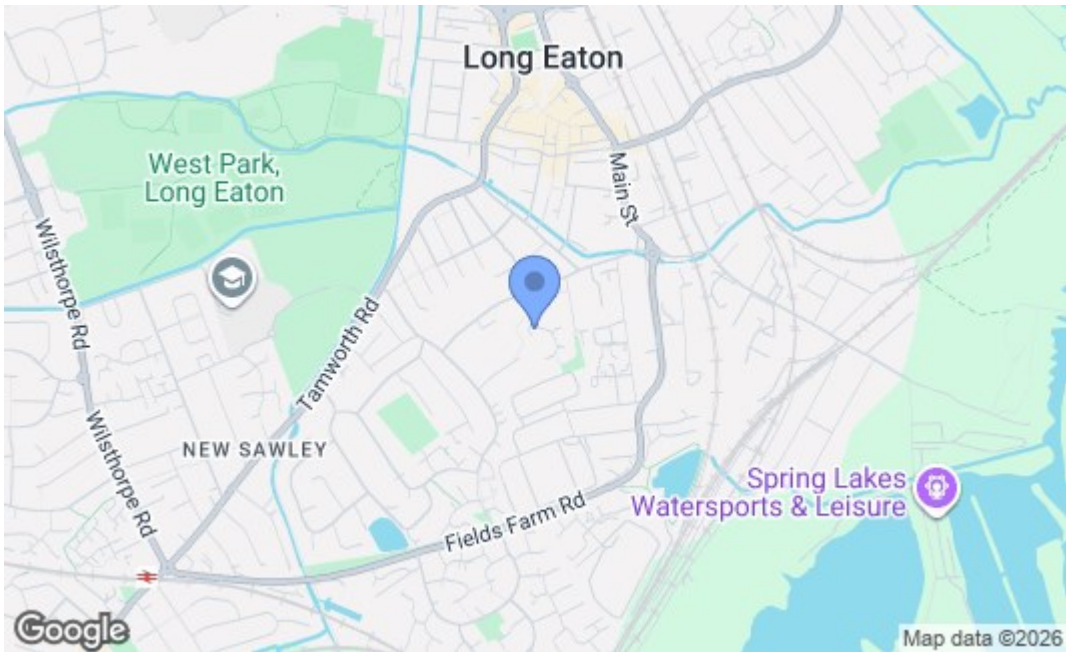
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.