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look no further...



Nottingham Road,
Long Eaton, Nottingham
NG10 2AB

£230,000 Freehold

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A TRULY UNIQUE THREE BEDROOM SEMI DETACHED TRADITIONAL HOME FULL OF CHARACTER, CHARM AND INDIVIDUALITY.

Set quietly just off Nottingham Road in Long Eaton, this charming three-bedroom semi-detached traditional home is quite simply one of a kind. Full of character, individuality and wonderfully quirky touches, this beautifully presented property has been much loved by its current owner and offers a warmth and personality that is increasingly difficult to find. With an attractive frontage, off-road parking for one vehicle and a wealth of character features throughout, including tiled walls and period-style details, this is a home that immediately makes an impression and needs to be viewed to be fully appreciated.

Internally, the welcoming entrance hallway gives access to the bay-fronted lounge, positioned to the front of the property, whilst the dining room sits to the left and leads through to the fully fitted, country-style kitchen. To the first floor, the landing provides access to three well-proportioned bedrooms, with two benefiting from fitted storage and the master bedroom enjoying a pleasant front-facing position, together with a three-piece family bathroom. A further staircase leads to the impressive loft room, which provides a versatile additional space and features useful built-in storage, lighting, power, a radiator and Velux windows, creating a bright and highly adaptable area. Outside, there is a gorgeous enclosed garden with a summerhouse and outhouse, established shrubs and wisteria!

Located in the popular residential town of Long Eaton, close to a wide range of local schools shops and parks. The property is within walking distance to Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. With fantastic choices of both primary and secondary schools, Long Eaton is popular with a wide range of buyers looking for a home. Both East Midlands Airport and Long Eaton train stations are just a short drive away. Combining an attractive location with genuine character, excellent presentation and an abundance of individuality, this is a home that simply cannot be replicated — an early viewing is considered essential.



Entrance Hall

2'6 x 3'1 approx (0.76m x 0.94m approx)

Wooden panelled side entrance door, laminate flooring, ceiling light, painted wood panelled walls, stairs to the first floor with central tread and rods, doors to the lounge and dining room.

Lounge

12'8 x 11'7 approx (3.86m x 3.53m approx)

Double glazed bay window to the front, radiator, laminate flooring, ceiling light, log burner with ornate wooden surround, dado rail, picture rail, coving, TV and telephone points.

Dining Room

11'6 x 11'5 approx (3.51m x 3.48m approx)

Double glazed window to the rear, laminate flooring, radiator, ceiling light, wood painted beamed ceiling, wood panelled wall, understairs storage cupboard and door to:

Kitchen

13'8 x 6'6 approx (4.17m x 1.98m approx)

Double glazed window to the side, double glazed door with inset glazed panel to the rear, tiled floor, two ceiling lights and panelled wall. The kitchen consists of a country style painted solid wood wall, drawer and base units to two walls with solid wooden work surfaces, inset circular stainless steel sink and drainer with mixer tap, spaces for a washing machine, fridge freezer, dishwasher, tumble dryer and free standing gas oven with a gas hob, wall mounted combi boiler.

First Floor Landing

2' x 22'9 approx (0.61m x 6.93m approx)

White laminate flooring, feature tiled wall, wood panelled walls and ceiling, ceiling light, stairs to the loft room, radiator and doors to:

Bedroom 1

10'8 x 11'7 approx (3.25m x 3.53m approx)

Double glazed window to the front, wood laminate flooring, ceiling light, radiator.

Bedroom 2

8'8 x 8'8 approx (2.64m x 2.64m approx)

Double glazed window to the front, laminate flooring, ceiling light, radiator, storage cupboard and walk-in wardrobe with a light.

Bedroom 3

6'9 x 6'4 approx (2.06m x 1.93m approx)

Double glazed window to the rear, laminate flooring, ceiling light, built-in bed with drawers, cupboards and a wardrobe.

Bathroom

3'8 x 6'5 approx (1.12m x 1.96m approx)

Obscure double glazed window to the side, radiator, ceiling light, pedestal wash hand basin, low flush w.c., panelled bath with electric shower over and glazed shower screen, tiled floor and walls.

Second Floor

With stairs having a central tread leading from the first floor landing to:

Loft Room

11'7 x 11'6 approx (3.53m x 3.51m approx)

Two Velux windows to the front and rear, radiator, carpeted ceiling, ceiling light, built-in storage cupboard to the front and eaves storage.

Outside

To the front of the property there is a block paved off road parking space for one vehicle.

To the rear there is a lovely, enclosed garden with a secure wooden gate to the side, fencing to the boundaries, patio area, established planted beds, covered summerhouse with seating, outdoor lighting and tap, raised decked area, artificial lawn and further wooden outhouse which could be used as a bar, gym or office.

Directions

Proceed out of Long Eaton along Nottingham Road and once over the bridge turn right just before Conway Street into the service road and the property can be found on the left.
9562JG

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 16mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

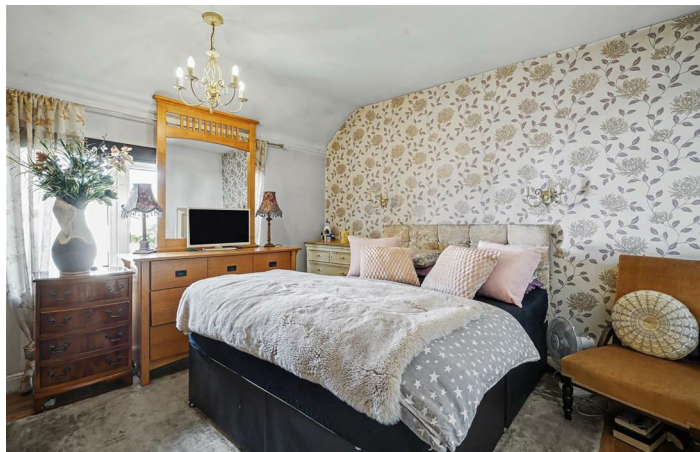
Flood Risk – No flooding in the past 5 years

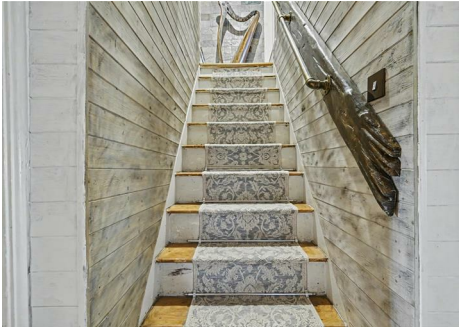
Flood Defenses – No

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		79
(55-68) D		
(39-54) E	51	
(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.