



Wellington Street,  
Long Eaton, Nottingham  
NG10 4JN

**£210,000 Freehold**



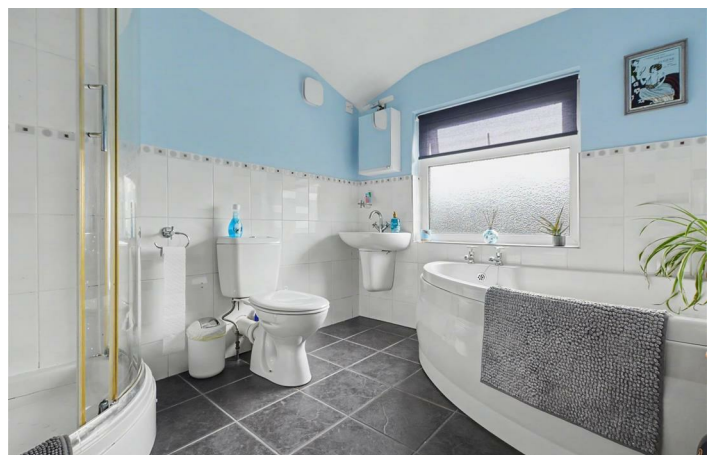
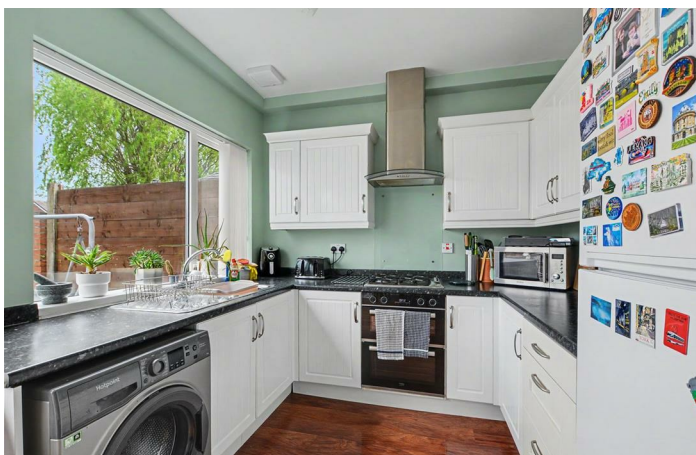
A TWO BEDROOM BAY FRONTED SEMI DETACHED PROPERTY SITUATED ON WELLINGTON STREET, OFFERING GENEROUS OUTDOOR SPACE AND EXCELLENT POTENTIAL.

Robert Ellis are pleased to bring to the market this attractive semi detached home which would make an ideal purchase for a first time buyer. The property benefits from a bay fronted elevation, adding character and kerb appeal, along with well proportioned accommodation throughout.

The accommodation comprises a lounge, kitchen and two bedrooms along with a bathroom, providing a practical layout for everyday living.

Externally, the property enjoys a great sized rear garden, offering excellent outdoor space and potential for landscaping or extension, subject to the necessary permissions. There is also potential to create off road parking to the front. Situated on Wellington Street, the property is conveniently located for local shops, amenities and transport links. An internal viewing is highly recommended to fully appreciate the potential and position this home has to offer.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, of required there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 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

Double glazed door to the front, laminate flooring, stairs to the first floor, radiator and door to:

### Lounge

13'5" x 14' approx (4.09m x 4.27m approx)

Double glazed bay window to the front, radiator, coving, electric fire with hearth and mantle.

### Kitchen

16'11" x 8'10" approx (5.16m x 2.69m approx)

Double glazed window to the rear, laminate flooring, radiator, range of wall and base units with work surfaces over, inset sink and drainer with swan neck mixer tap, integrated electric oven, four ring gas hob with extractor over, plumbing for a washing machine, fridge freezer and storage cupboard.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

10'2" x 13'9" into wardrobes approx (3.10m x 4.19m into wardrobes approx)

Double glazed window to the front, radiator, cupboard housing the boiler and built-in wardrobes.

### Bedroom 2

8'11" x 12'1" approx (2.72m x 3.68m approx)

Double glazed window to the rear, radiator.

### Bathroom

Double glazed window to the rear, four piece suite comprising of a corner Jacuzzi bath, single shower cubicle, low flush w.c., wash hand basin, part tiled walls, chrome heated towel rail and tiled floor.

### Outside

To the front of the property there is potential for off street parking, subject to the necessary permissions.

To the rear there is a large decked area with steps leading down to the garden which is laid mainly to lawn, panelled fencing, patio and shed.

### Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge take the sixth turning on the right hand side and the property can be found some way down as identified by our for sale board.

9251CO

### 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 8mbps Superfast 75mbps

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

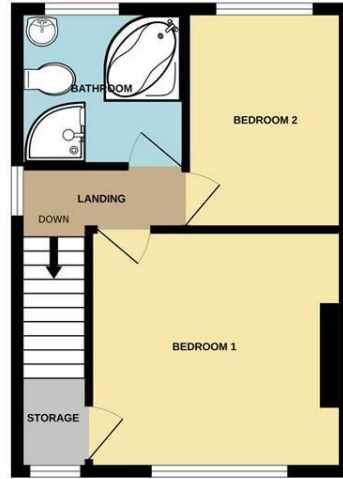
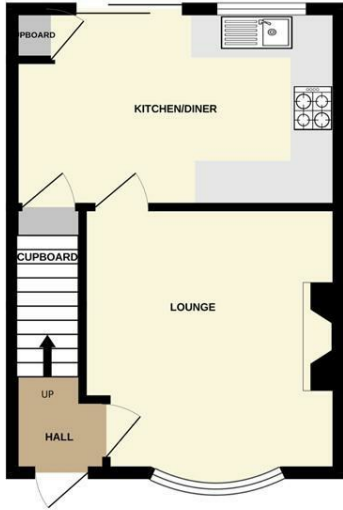
Other Material Issues – No





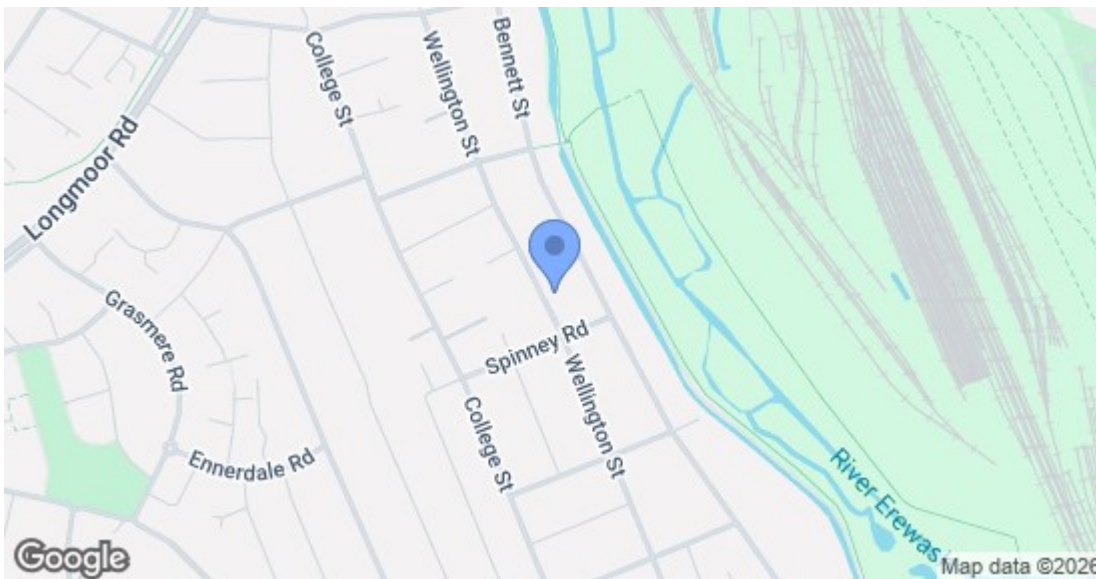
GROUND FLOOR

1ST FLOOR



212 WELLINGTON STREET, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		54	
(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.