Robert Ellis

look no further...

Gladstone Street,
Long Eaton, Nottingham
NG10 1DG

£250,000 Freehold

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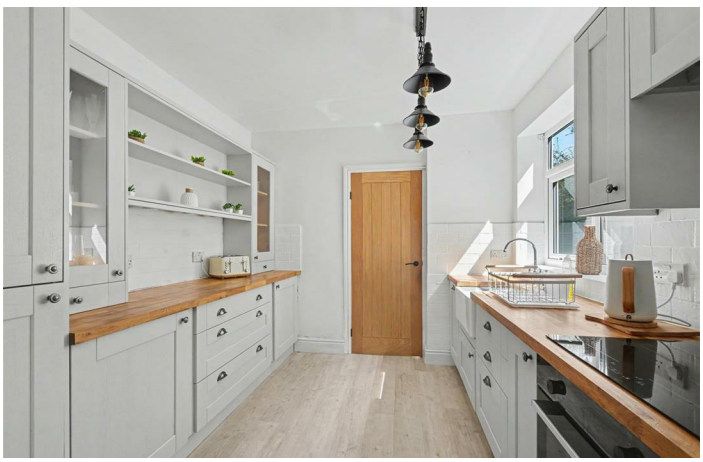
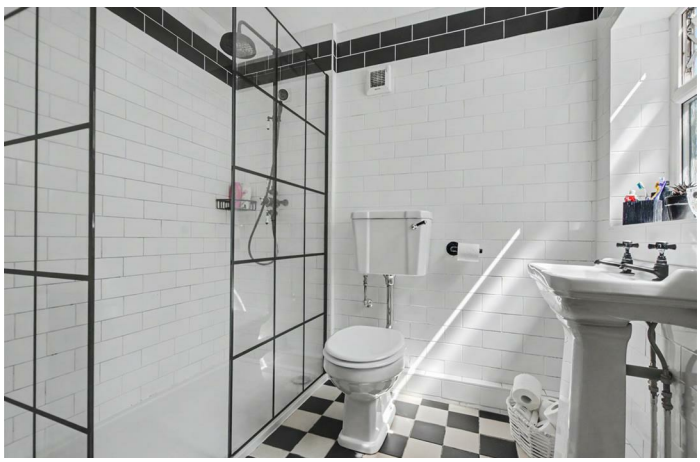
A DETACHED PERIOD PROPERTY THAT IS IMMACULATELY PRESENTED BOTH INTERNALLY AND EXTERNALLY.

Robert Ellis are delighted to market this lovely home that boasts many period features and embraces contemporary living. This property will appeal to a variety of buyers especially those looking to move straight in. The entrance hallway has some feature floor tiles, stairs rising to the first floor and doors providing access to the lounge diner. The dual aspect lounge diner is light and airy and is a great space for entertaining. The kitchen is a great feature with wooden worktops, a Belfast style sink and integral appliances. The utility has doors leading to the rear garden and modern fitted shower room.

The first floor landing leads to the three bedrooms and w.c., the bedrooms are all doubles with the master being very generous in size. The garden to the rear offers low maintenance and is fully enclosed with decked seating area.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages which are within walking distance of the property, health care and sports facilities which includes the West Park Leisure and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is again within easy walking distance of the property and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Composite entrance door with a shaped obscure glazed light panel above, black and white feature tiles, feature arch, cast iron style radiator, stairs to the first floor and doors to the dining area and living area.

Living Area
12'3" x 12'4" approx (3.74m x 3.77m approx)
UPVC double glazed window to the front, coving, cast iron style radiator, decorative fireplace with black and white tiles, consumer unit housed in the chimney recess, light grey wood effect LVT flooring. Open to:

Dining Area
12'11" x 12'11" approx (3.94m x 3.94m approx)
Feature exposed brickwork into the chimney recesses, decorative fireplace with black and white tiles, coving, cast iron style radiator, UPVC double glazed French doors with light panels above opening to the rear, door to the kitchen, understairs storage with a light, continuation of the light grey wood effect LVT flooring.

Kitchen
10'3" x 9'1" approx (3.13m x 2.79m approx)
UPVC double glazed window to the side, Shaker style wall, base and drawer units with wooden work surfaces over, tiled splashback, Belfast style sink, integrated single electric oven, electric hob and extractor over, integrated fridge freezer, slim-line dishwasher, light grey wood effect LVT flooring, oak door to:

Utility Area
4'1" x 9'8" approx (1.25m x 2.95m approx)
Ceiling spotlight, UPVC panel and double glazed door to the rear, integrated washing machine and tumble dryer with a wooden work surface over, tiled splashback, light grey wood effect LVT flooring, door to:

Shower Room
6'2" x 7'3" approx (1.88m x 2.22m approx)
Obscure UPVC double glazed window to the side, two piece suite comprising of a pedestal wash hand basin with feature black taps, low flush w.c., walk-in shower cubicle with black fittings, rainwater shower head and hand held shower, fully tiled walls, black and white floor tiles, wall mounted extractor, cast iron style towel rail.

First Floor Landing
Cast iron style radiator, stripped floorboards, loft access hatch and the original pine doors leading to:

Bedroom 1
15'9" x 12'1" approx (4.82m x 3.7m approx)
Two UPVC double glazed windows to the front, coving, feature original cast iron fireplace, cast iron style radiator, stripped wooden floorboards.

Bedroom 2
10'1" x 12'11" approx (3.08m x 3.94m approx)
UPVC double glazed window to the rear, cast iron style radiator.

Bedroom 3
9'2" x 7'3" approx (2.8m x 2.23m approx)
UPVC double glazed window to the side, grey wood effect laminate flooring, cast iron style radiator, step down leading to:

Walk-in Wardrobe
7'8" x 4'1" approx (2.34m x 1.27m approx)
Obscure UPVC double glazed window to the side, continuation of the grey wood effect laminate flooring, wall mounted central heating boiler, power supply.

Separate w.c.
6'3" x 2'7" approx (1.91m x 0.79m approx)
Extractor fan, low flush w.c., wall mounted wash hand basin.

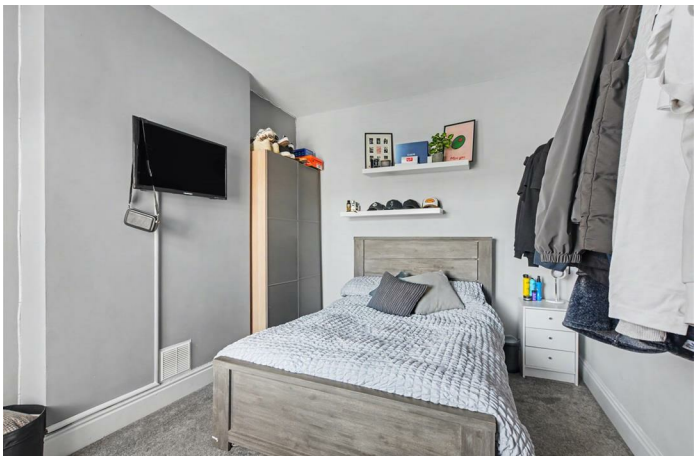
Outside
A low level brick wall to the front with metal railings with a metal gate, paved area with decorative pebbles leading to the front door.

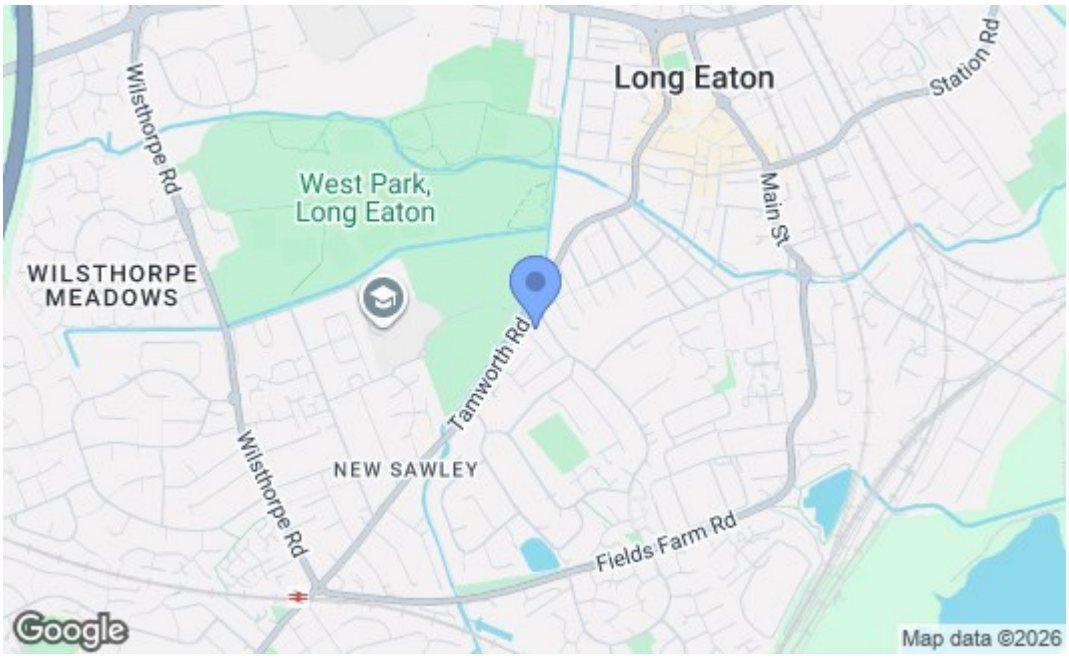
There is an artificial lawn to the rear with decorative pebbles to the edges, wooden fence to the boundaries, raised decked seating area, storage shed, external water, metal gate providing access to the front.

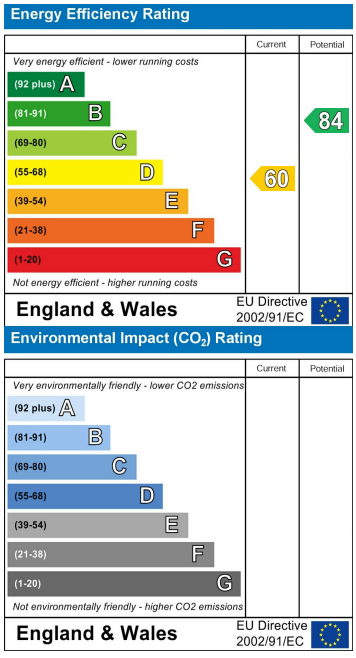
Directions
Proceed out of Long Eaton along Tamworth Road and take the hand turning onto Gladstone Street where the property is situated on the left hand side.
9483MH

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 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







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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