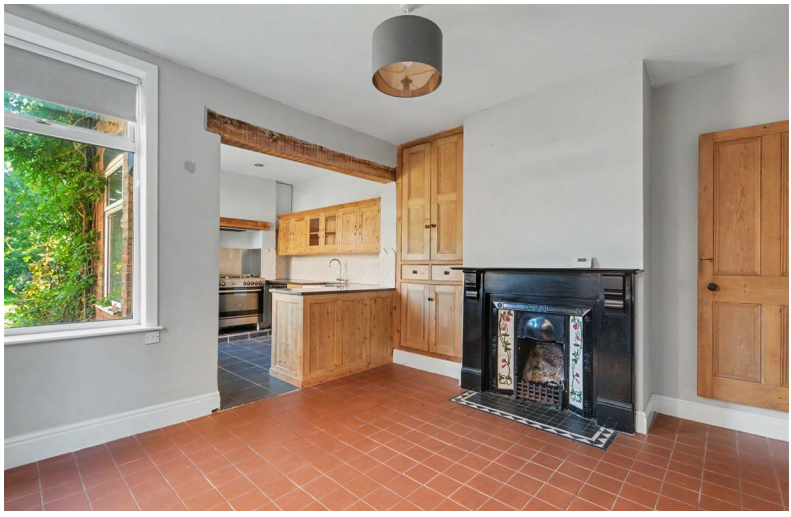
Robert Ellis

look no further...







Cranmer Street,
Long Eaton, Nottingham
NG10 1NL

£220,000 Freehold

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A BEAUTIFULLY PRESENTED THREE-BEDROOM VICTORIAN SEMI-DETACHED HOME PACKED WITH ORIGINAL FEATURES, SET ON A POPULAR ROAD CLOSE TO LONG EATON TOWN CENTRE AND OFFERING A LARGE PRIVATE REAR GARDEN.

Situated on Cranmer Street, this attractive Victorian property has been lovingly restored while retaining many of its original period features. Offering spacious accommodation and a particularly good-sized rear garden, the home also benefits from a lovely open plan kitchen diner, complemented by a separate utility area and a ground floor shower room. Altogether, the property provides a wonderful home which must be viewed to be fully appreciated.

The property is set back from the road behind a front boundary wall with railings and hedging, creating a pleasant sense of privacy. The main entrance door, positioned to the side of the house, opens into a reception hallway with original pine doors leading to the principal rooms. At the front of the property is a generous lounge/sitting room, while to the rear there is an open plan living and dining kitchen fitted with bespoke pine wall and base units with granite work surfaces. Beyond the kitchen is a useful utility area together with a ground floor shower room and WC. To the first floor, the landing leads to two particularly spacious double bedrooms, with a third bedroom or nursery accessed from the main bedroom and connecting to the bathroom. Outside, a wide pathway to the side of the property provides access to the entrance door and continues through a gate to the rear garden. The garden is a standout feature of the home, with a paved seating area leading onto a large lawn, all enclosed by fencing to provide a good level of privacy. There is also a brick-built outside store and a garden shed which will remain with the property.

Cranmer Street is ideally located within easy walking distance of Long Eaton town centre, where a wide range of shops including Asda, Tesco and Aldi can be found, together with schools for all ages, healthcare facilities and leisure amenities including West Park Leisure Centre. Excellent transport links include Junction 25 of the M1, East Midlands Airport, rail stations at Long Eaton and East Midlands Parkway, and the A52 providing convenient access to Nottingham, Derby and surrounding areas.





The entrance door is positioned at the side of the house and is wood panelled with two inset ornate decorative glass panels and a glazed fanlight which includes the house number above leading to:

Reception Hall
With beautiful original wooden front door with bee knocker, with original pine doors leading to the two main reception rooms off the hall and to an understairs storage/cloaks cupboard where the electricity meter is housed and the hallway has Victorian style tiled flooring.

Lounge/Sitting Room
13'5 x 11'5 approx (4.09m x 3.48m approx)
This lovely main reception room has a double glazed box bay window to the front with a second double glazed window to the side, feature fireplace with a slate hearth, which as people will see when they view the property can easily have a log burning stove fitted, engineered oak flooring, cornice to the wall and ceiling, picture rail to the walls and a radiator.

Dining Room
13'6 x 12' approx (4.11m x 3.66m approx)
The dining room is open plan to the kitchen and this room has a dual aspect with double glazed windows to the side and rear, feature original fireplace with a tiled inset, open fire and tiled hearth, pine door leading to the stairs which has an original hand rail taking you to the first floor and there is a radiator at the bottom of the stairs, double original upright pantry style cupboard with pine doors and two drawers, wall light, quarry tiled flooring, a radiator and feature exposed wooden beam.

Kitchen
8'10 x 8'6 approx (2.69m x 2.59m approx)
The kitchen is fitted with bespoke pine units and granite work surfaces and includes a Belfast sink with a mixer tap set in a granite work surface which extends to two sides and has cupboards, drawers and spaces for a dishwasher, fridge and freezer below, range of matching eye level wall cupboards and a double display cabinet to one wall, tiling to the walls by the work surface and sink areas, recess in the chimney breast for a cooking Range which has a stainless steel back plate to three sides, a light over and a wooden mantle above, double glazed window to the side, tiled flooring, wood panelled door with inset glazed panels and a cat flap leading out to the rear of the property, recessed lighting to the ceiling and a pine door to:

Utility Room
6'2 x 4'8 approx (1.88m x 1.42m approx)
There is a surface in the utility room with plumbing and space for an automatic washing machine below and a wall mounted three year old gas boiler above, opaque window to the side and tiled flooring.

Ground Floor Shower Room/w.c.
6'3 x 5'5 approx (1.91m x 1.65m approx)
Having a corner shower with a mains flow shower system, tiling to two walls, a glazed pivot door and a protective screen, low flush w.c. and a pedestal wash hand basin with tiled splashback, radiator with a towel rail over and tiled flooring.

First Floor Landing
There are original pine doors to the two double bedrooms off the landing.

Bedroom 1
13'6 x 11'10 approx (4.11m x 3.61m approx)
Double glazed window to the rear, original pine flooring, double built-in cupboard with original pine doors and a radiator.

Bedroom 2
13'6 x 11'10 approx (4.11m x 3.61m approx)
Having two double glazed windows to the front, original pine flooring, pine door to a built-in wardrobe/storage cupboard which also provides access to the loft and a radiator.

Bedroom 3
10'4 reducing to 9' x 8'6 approx (3.15m reducing to 2.74m x 2.59m approx)
This bedroom is accessed from the main bedroom and has a double glazed window to the side, original feature fireplace, painted pine flooring, feature vertical radiator and a pine door leading to the bathroom. This room is ideal as either a nursery, child's bedroom, dressing room or home office.

Bathroom
5'5 x 3'9 approx (1.65m x 1.14m approx)
The bathroom has a newly fitted white suite including a panelled bath with a mixer tap and a hand held shower, low flush w.c. and pedestal wash hand basin, tiling to the walls by the sink, bath and w.c. areas, ladder heated towel radiator, tiled flooring, mirror with glass shelf to the wall by the sink position, opaque double glazed window and fitted recessed shelving.

Outside
At the front of the property there is a wall with railings and a hedge running along the front boundary with the hedge providing privacy to the front reception room, there is a slabbed pathway running down the left hand side of the property with a border to the side which has various established plants and there is a wall to the left hand boundary which runs down to the rear of the property. There is an outside sensor light to the front door and there is a gate providing access to the rear garden.

At the rear of the house there is a slabbed area which extends behind the house where there is a brick store and a good size lawned garden which is kept private by having fencing to the three boundaries. There is a wooden shed positioned behind the property, an outside security light at the rear of the house and an outside water supply is provided. The rear garden is an important feature of this lovely home and provides scope to be further landscaped and is also an ideal area for young children to play.

Directions
Proceed out of Long Eaton along Derby Road and after a short distance turn right into Cranmer Street where the property can be found as identified by our for sale board.
9173JG

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband –
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps
Phone Signal –
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





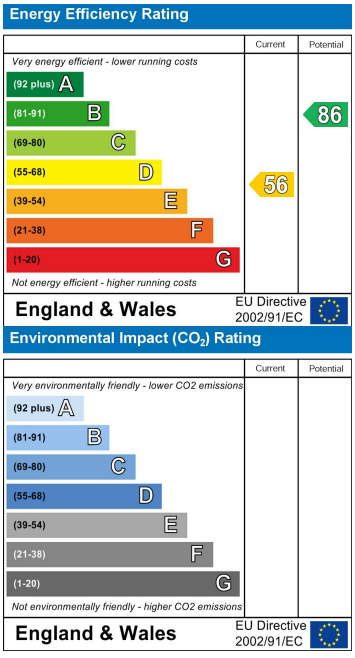












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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