



Russell Street,  
Long Eaton, Nottingham  
NG10 4LU

**£250,000 Freehold**



THIS IS A SPACIOUS THREE DOUBLE BEDROOM, WITH ADDITIONAL NURSERY/STUDY, VICTORIAN SEMI DETACHED HOME WHICH IS TASTEFULLY FINISHED THROUGHOUT AND IS WELL PLACED FOR EASY ACCESS TO LONG EATON TOWN CENTRE.

Being located on Russell Street, this large three or four bedroom semi detached home is tastefully appointed throughout and we feel will suit the requirements of a whole range of buyers, from people buying their first property, through to families who are looking for a three bedroom home which is close to excellent local schools and many other amenities and facilities. The property is tastefully finished throughout and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole extent of this lovely home for themselves. The property is only a few minutes drive or walk away from the town centre and is close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a low level walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of gas central heating, with the boiler having been fitted in 2021, and double glazing, the accommodation includes an enclosed porch, a spacious reception hall with original Minton tiled flooring and stairs with a new carpet leading to the first floor, the lounge has a feature recess in the chimney breast with fitted cupboards and shelving to either side, there is a separate dining/sitting room, which also has fitted shelved cupboards, the kitchen is fitted with wall and base units and has integrated cooking appliances including a new oven, there is the separate utility/laundry room and a most useful cloaks/w.c. To the first floor the landing again has newly laid carpeted flooring and leads to the three double bedrooms and the nursery/office and the bathroom which has a white suite with a mains flow shower over the bath. Outside there is the easily managed area at the front, a path leads down the left hand side of the property to the rear where the garden has a block paved area, lawn with raised borders, there is an outside brick store and the garden is kept private by having brick walls to the boundaries.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores along with 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 are within easy reach of the property and the 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.



## Porch

Enclosed porch with a UPVC door to the front with two inset double glazed panels and a double glazed panel above, original Minton tiled flooring and a wood panelled door with two inset glazed panels and matching glazed panels to either side and above leading to:

## Reception Hall

Stairs with a balustrade and newly laid carpet leading to the first floor, original Minton tiled flooring, cornice to the wall and ceiling, dado rail to the walls and a radiator.

## Lounge/Sitting Room

12'9 x 10'9 approx (3.89m x 3.28m approx)

Double glazed window with a fitted blind to the rear, feature recess in the chimney breast with a double fitted cupboard which has a surface above for a TV, two double cupboards and shelving to either side of the chimney breast, laminate flooring, cornice to the wall and ceiling, radiator and doors to the hall and dining/sitting room.

## Dining/Sitting Room

11'7 x 11'3 approx (3.53m x 3.43m approx)

Three double glazed windows having a fitted blind to the front, radiator, two double shelved storage cupboards to either side of the chimney breast, one of which houses the gas and electricity meters, laminate flooring, cornice to the wall and ceiling, picture rail to the walls and a radiator.

## Kitchen

11'6 x 10'1 approx (3.51m x 3.07m approx)

The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to two walls and has cupboards, drawers and an oven under, further work surface with a double cupboard beneath, space for an upright fridge/freezer, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, radiator, double glazed window to the side, opaque double glazed door leading out to the rear garden, cornice to the wall and ceiling, door leading to the understairs storage cupboard and a second door taking you to the utility room/cloaks/w.c.

## Utility Area

8'4 x 4'4 plus lobby area approx (2.54m x 1.32m plus lobby area approx)

The utility room is fitted with matching units to the kitchen and has a stainless steel sink with a mixer tap set in a work surface with cupboards and space for an automatic washing machine below, radiator, ceiling hung clothes dryer and an opaque double glazed window with a tiled sill.

## Cloaks/w.c.

Having a white low flush w.c. and a wall mounted hand basin with a mixer tap, radiator and the Baxi boiler is housed in a double fitted high level cupboard.

## First Floor Landing

The balustrade continues from the stairs onto the spacious landing which has newly laid carpeted flooring, cornice to the wall and ceiling, radiator, dado rail to the walls and a double glazed window to the side.

## Bedroom 1

12'2 x 11'7 approx (3.71m x 3.53m approx)

Double glazed window to the front, radiator and an original cast iron fireplace.

## Bedroom 2

12'8 x 10'2 approx (3.86m x 3.10m approx)

Double glazed window to the rear, radiator and a feature recess in the chimney breast.



## Bedroom 3

10'3 x 9'1 approx (3.12m x 2.77m approx)

Double glazed window with a fitted blind to the side, radiator, feature recess in the chimney breast with shelving and a cupboard to one side.

## Bedroom 4/Study

7'10 x 4'7 approx (2.39m x 1.40m approx)

Double glazed window with a fitted blind to the front and a radiator.

## Bathroom

The bathroom is half tiled and has a white suite including a panelled bath with chrome hand rails and a mains flow shower over with a glazed protective screen, pedestal wash hand basin with a glazed shelf and mirror to the wall above, low flush w.c., radiator, chrome ladder towel radiator, opaque double glazed window and a double mirror fronted wall cabinet.

## Outside

At the front of the property there is a newly laid pebbled area with a low level wall to the front boundary and walls to the side boundaries. There is a brick paved path leading to the front door and a second brick path leading down the left hand side of the property through a gate to the rear garden.

At the rear of the property there is a brick paved patio area at the side of the house which leads onto a lawned garden which has raised beds to two sides and walls to three boundaries. There is an outside light, an external water supply provided and there is a gate at the side of the property which provides access through to the front of the house.

## Brick Store

At the rear of the property there is a brick store.

## Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Russell Street can be found as the fifth turning on the right hand side.  
8772AMMP

## 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 55mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

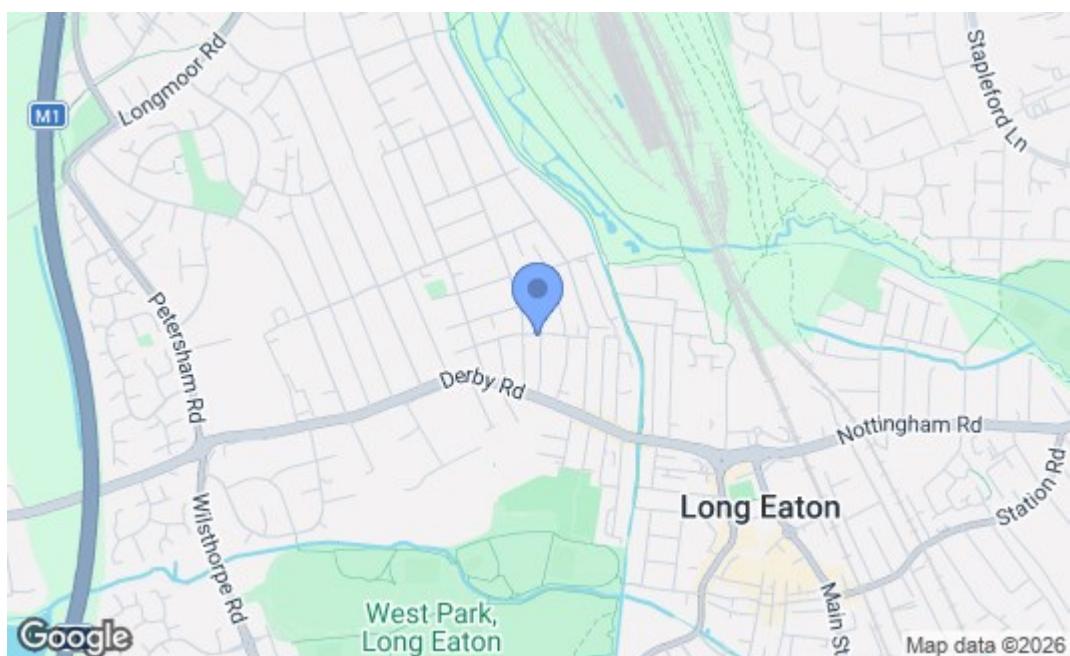
Flood Defenses – No

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		77
(69-80) C		
(55-68) D		61
(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 <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		

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.