



Cranmer Street
Long Eaton Nottingham



Property Description

A traditional semi-detached home with gas central heating and UPVC double glazing. In brief the spacious accommodation comprises:- entrance hallway with large storage cupboard and stairs leading to the first floor, bay front living room, dual aspect dining room and breakfast kitchen. To the first floor there are three good size bedrooms and a white three piece bathroom suite. There is potential to go into the loft space and make a fourth bedroom subject to customer's requirements and planning. Outside the property provides a pathway area to the side and to the rear there is a low maintenance enclosed garden which is ideal for sitting and relaxing.

The property is only a few minutes' walk from the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Entrance Hall

UPVC double glazed front door, carpeted flooring, original wooden window to the side, wall mounted radiator, ceiling light, stairs to the first floor, door to understairs storage cupboard and doors to:

Lounge

16' 1" x 13' (4.90m x 3.96m)

UPVC double glazed bay window to the front, carpeted flooring, coving, radiator, ceiling light and a brick built fireplace and TV point.

Dining Room

12' 9" x 13' 6" approx (3.89m x 4.11m approx)
UPVC double glazed windows to the side and rear, carpeted flooring, radiator, coving, ceiling light, fireplace and surround and TV point. Door to:

Breakfast Kitchen

10' 4" x 12' 5" approx (3.15m x 3.78m approx)

The breakfast kitchen has a UPVC double glazed door with inset glass and UPVC window to the rear, with tiled flooring, ceiling light and large in build corner cupboard and consists of wooden base units to one wall with space for washing machine, standing fridge freezer and inset stainless steel sink and drainer.

First Floor Landing

- Carpeted flooring, two ceiling lights, double radiator, loft access hatch and doors to:

Bedroom One

16' 7" x 13' 4" approx (5.05m x 4.06m approx)

UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator, fireplace and TV point.

Bedroom Two

16' 7" x 10' 3" approx (5.05m x 3.12m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, fireplace and large built-in cupboard.

Bedroom Three

14' 7" x 7' 9" (4.45m x 2.36m)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and a large built-in cupboard and fireplace.

Bathroom

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

Outside

The property is set back from the road behind a brick wall where there is an iron gate leading down the right hand side to the rear garden and a gate to the rear.

The rear garden is low maintenance with a paved patio area down the right leading to the rear, fully enclosed with a brick wall, beds planted to the borders.

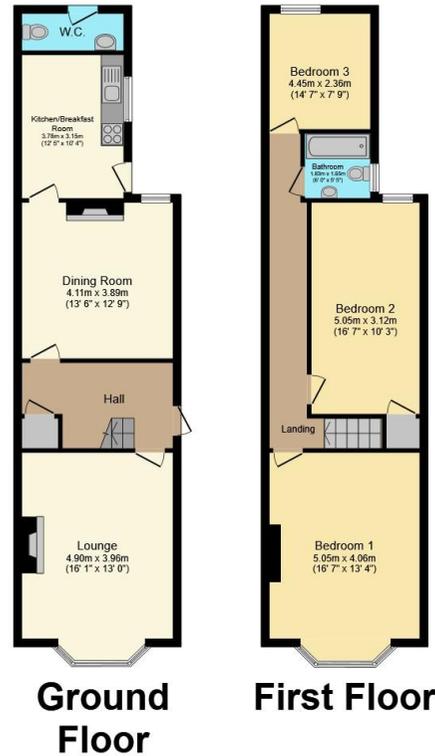
Outhouse

Brick built outhouse with a low flush w.c. and wash hand basin, window to the rear.









Total floor area 120.6 m² (1,298 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205721 - 0006

Tenure:Freehold EPC Rating: D Council Tax Band: B

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