



Ash Grove,  
Long Eaton, Nottingham  
NG10 3NH

**£260,000 Freehold**



A WELL PRESENTED DETACHED BUNGALOW THAT IS LOCATED CLOSE TO AMENITIES AND BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to market this spacious detached bungalow that would appeal to buyers looking to downsize. The entrance porch is to the front elevation and leads to the inner hallway. The hallway has storage cupboards, loft hatch and door access to all rooms. The living room is light and airy with two double glazed windows and a central tiled fireplace. The kitchen is a good size with integral and space for appliances and door leading to the conservatory. The conservatory overlooks the garden to the side.

There are three bedrooms which could also be used as a home office or a dining room if required. The shower room is modern fitted with a two piece white suite and a fully enclosed shower cubicle which is mains fed.

The gardens are low maintenance with block paving to the front and side and a slabbed patio to the other side. There is a driveway providing off road parking for multiple vehicles and access to a single detached garage.

The property is within easy reach of all the shopping facilities provided by Long Eaton which include the Asda, Tesco, Lidl and Alsi stores and numerous other retail outlets, excellent schools for all ages, healthcare, sports facilities including the West Park Leisure Centre and Trent Lock Golf Club and excellent transport links including J25 of the M1, Long Eaton Station which is literally only a few minutes walking distance away from the house, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



## Porch

Composite entrance door with decorative obscure light panels within, adjacent obscure light panels, light, timber and obscure glazed door opening into:

## Hallway

Radiator, cupboard housing the electric consumer unit, cloaks/storage cupboard, access hatch via a pull down ladder to the fully boarded loft which also has light and power. Access to all the rooms and a glazed door to:

## Living/Dining Room

19'10" x 11'10" approx (6.05m x 3.63m approx)

Two UPVC double glazed windows to the side, two radiators, fireplace with tiled hearth, surround and mantle, electric plug in log effect stove.

## Kitchen

12'6" x 7'8" approx (3.82m x 2.36m approx)

UPVC double glazed window to the front, wall, base and drawer units with wood effect laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, plumbing and space for a washing machine, integrated Bosch single electric oven, integrated Bosch microwave, five ring gas burner with stainless steel extractor over, radiator, wall mounted central heating boiler. Door to:

## Conservatory

15'8" x 6'2" approx (4.8m x 1.9m approx)

UPVC construction with a polycarbonate roof, double glazed door opening to the rear, wood effect laminate flooring and power.

## Bedroom 1

11'8" x 11'3" approx (3.56m x 3.43m approx)

UPVC double glazed window to the side overlooking the conservatory, radiator and built-in wardrobes with shelving and hanging.

## Bedroom 2

8'9" x 8'2" approx (2.67m x 2.49m approx)

Obscure UPVC double glazed window to the side, radiator.

## Bedroom 3

8'1" x 8'2" approx (2.48m x 2.51m approx)

Obscure UPVC double glazed window to the side, radiator.

## Shower Room

7'8" x 7'3" approx (2.36m x 2.23m approx)

Obscure UPVC double glazed window to the front, low flush w.c., vanity wash hand basin with chrome mixer tap, shower cubicle with mains fed shower having a rainwater shower head and hand held shower, tiled walls, grey wood effect laminate flooring, chrome heated towel rail, radiator and storage cupboard with shelves.

## Outside

The property sits on a wide plot and to the front there is block paving with mature, well established borders with shrubs and bushes. Gated access provides off road parking for multiple vehicles, established borders, external lighting and power supply. Pedestrian gate providing access to the front door and to the rear.

The side garden is accessed from the conservatory and has a slabbed patio area, gated access to off road parking and leading to the garage.

## Garage/Workshop

10'11" x 22'10" approx (3.33m x 6.96m approx)

Single detached brick garage with a pitched roof, up and over door, storage, power and light.

## Directions

Proceed out of Long Eaton along Tamworth Road taking the right turning into Hawthorne Avenue. Proceed along Hawthorne Avenue taking the right turning into Ash Grove where the property can be found on the left hand side.

9102MH

## Agents Notes

We believe the solar panels are owned outright, this will require further verification by a prospective purchaser. The boiler has been serviced yearly.

## Council Tax

Erewash Borough Council Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

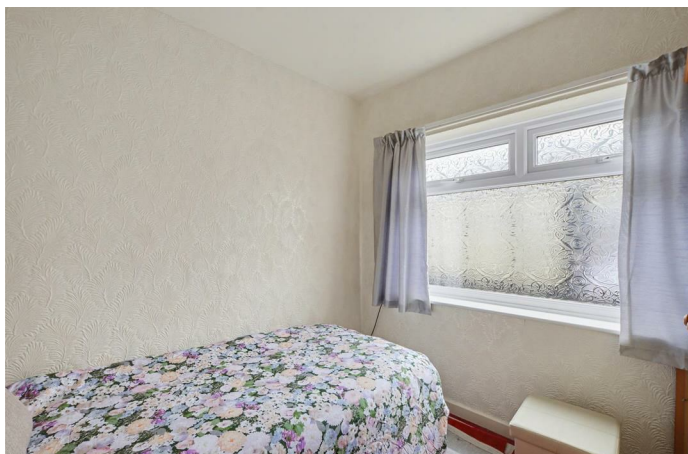
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

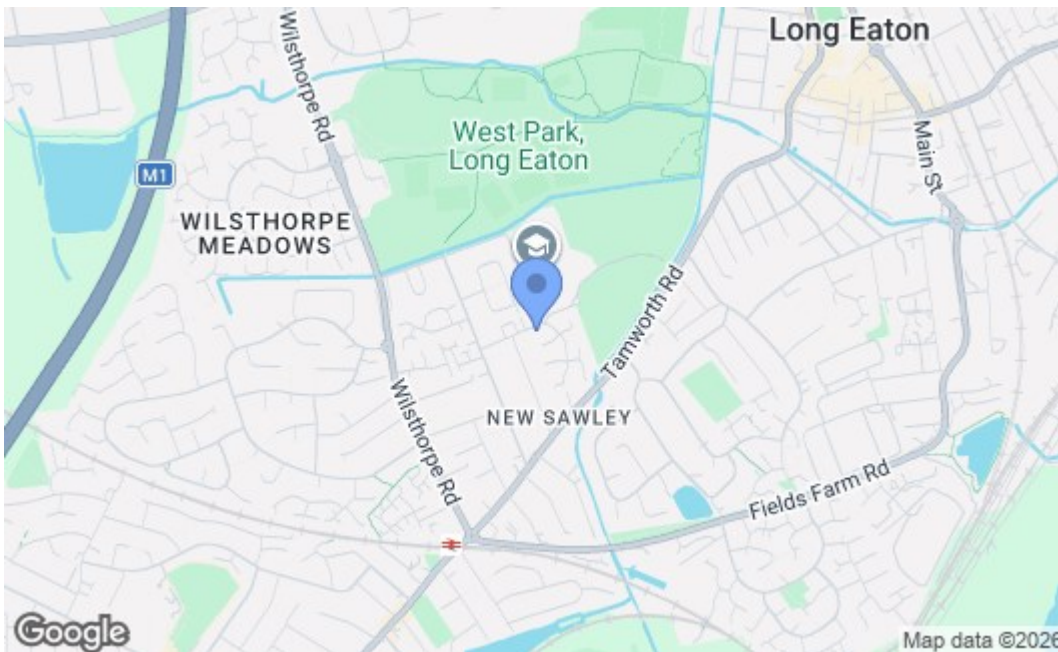




GROUND FLOOR



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 error, 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. Made with Metrepx ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	79
(39-54) E			
(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.