



North Road,  
Long Eaton, Nottingham  
NG10 3NR

**£290,000 Freehold**



A TWO DOUBLE BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a bungalow that is ready to move into. There is a modern kitchen with built-in appliances and a walk-in shower room which is fully tiled, low maintenance gardens to the front and rear and off road parking that leads to the brick garage. The bungalow is situated close to local amenities and facilities offered by Long Eaton, being close to shops and transport links. An internal viewing is highly recommended to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall with two large storage cupboards, lounge, dining room and conservatory, breakfast kitchen, two bedrooms, the master with built-in wardrobes and a fully tiled shower room. The property sits on a corner plot with low maintenance gardens to the front, side and rear, tarmac driveway providing off road parking which leads to the garage.

The property is within easy reach of the main Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre with there being a most useful Sainsbury's store at the bottom of the road, there are excellent schools for all ages which are within easy reach, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include Long Eaton station, which again is only a few minutes walk from the house, East Midlands Airport, Junctions 24 and 25 of the M1 and the A52 and other main roads, all of which provide good access to Nottingham, Derby and several other East Midlands towns and cities.



### Entrance Hall

Front entrance door, radiator, vinyl tiled floor, access to the loft, two large storage cupboards, one housing the gas central heating boiler and having shelving, door to:

### Lounge

13'5 × 10'3 approx (4.09m × 3.12m approx)  
UPVC double glazed window to the front, gas fire with Adam style surround, radiator, TV point and open to:

### Dining Room

9'8 × 7'9 approx (2.95m × 2.36m approx)  
Radiator and sliding doors to:

### Conservatory

11'3 × 10'4 approx (3.43m × 3.15m approx)  
Brick base conservatory with UPVC double glazed windows and door to the rear, radiator and power points.

### Kitchen

10'7 × 7'9 approx (3.23m × 2.36m approx)  
Wall, base and drawer units with work surface over, sink with drainer and swan neck mixer tap, splashbacks, integrated washing machine and dishwasher, integrated eye level oven, gas hob and extractor hood over, appliance space, spotlights and vinyl tiled floor, heated towel rail and UPVC double glazed windows and door to the rear.

### Bedroom 1

11'6 × 10'2 approx (3.51m × 3.10m approx)  
Built-in wardrobes, radiator, UPVC double glazed bay window to the front.

### Bedroom 2

10'9 × 8'1 approx (3.28m × 2.46m approx)  
UPVC double glazed window to the rear and a radiator.

### Shower Room

Walk-in shower cubicle with electric shower over and glass screen, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, tiled floor, UPVC double glazed window to the front, spotlight, extractor fan and chrome heated towel rail.

### Outside

The property sits on a corner plot and has a low

maintenance garden to the front with a path to the front entrance door, privately enclosed with wrought iron gates. There is a patio area to the side and a gate leading to the privately enclosed rear garden which is all slabbed with gravelled borders. The garden is privately enclosed with fenced boundaries and there is an outside tap, and a self watering system on a timer. There is a tarmac driveway providing off road parking and leading to the garage.

### Garage

17'1 × 8'2 approx (5.21m × 2.49m approx)  
Up and over door, light and power and rear exit door.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge take the right hand turning into Myrtle Avenue. At the T junction turn right into Ash Grove which continues into North Road where the property can be found on the right hand.

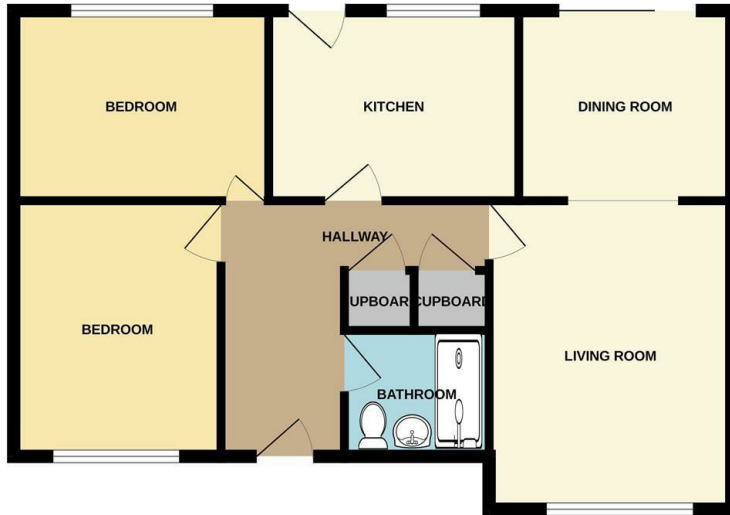
729 IAMEC

### Council Tax

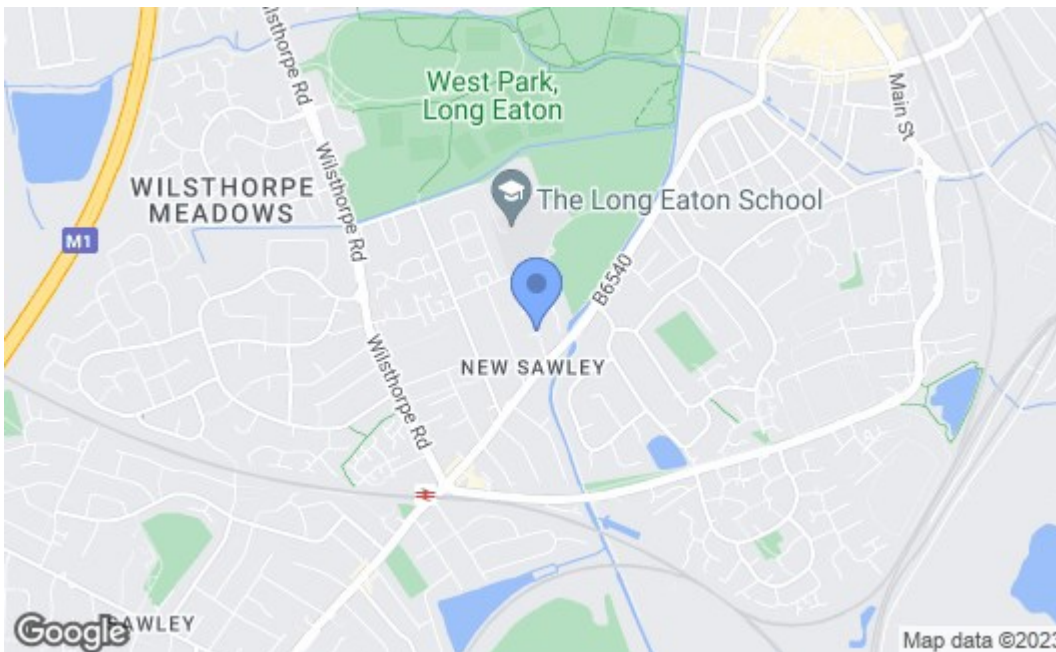
Erewash Borough Council Band C



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 Metaspac C2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.