

Robert Ellis

look no further...



40 Owen Avenue,
Long Eaton, Nottingham
NG10 2FS

£259,950 Freehold

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A SPACIOUS AND WELL PROPORTIONED DETACHED BUNGALOW OFFERING THREE BEDROOMS WITHIN THIS QUIET AND PLEASANT LOCATION.

Robert Ellis are delighted to bring to the market a good size three bedroom detached bungalow situated in this sought after location on the outskirts of Long Eaton. Positioned on a corner plot it has a larger than average rear garden with off the road parking to the rear and a detached brick built garage. The property is located in a semi rural position on the doorstep of the countryside, with walks along the banks of the River Trent while being only a few minutes drive from all the amenities and facilities provided by the town centre, an early internal viewing is a must to fully appreciate all that is on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises a spacious entrance hall, lounge, kitchen, three bedrooms and wet room. As previously mentioned the property is found on a corner plot with gardens to three sides and a larger than average garden to the rear which has the off road parking and a detached brick garage.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton, there are schools for all ages, health care and sports facilities, walks in the adjacent countryside and there are excellent transport links which include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads all of which provide good access to both Nottingham and Derby.



Entrance Hall

With composite front entrance door, coving to ceiling, radiator, door to storage cupboard and doors to:

Lounge

21'2" x 15' approx (6.45m x 4.57m approx)

UPVC double glazed bay window to the front, UPVC double glazed sliding doors to the rear, gas fire with brick surround, TV point, two radiators, coving to ceiling and open to:

Kitchen

12'9" x 8'4" approx (3.89m x 2.54m approx)

Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, integrated fridge and freezer, space for a Range cooker, plumbing for washing machine, coving to ceiling, UPVC double glazed window and rear exit door, laminate flooring.

Bedroom 1

12'2" x 11'1" approx (3.71m x 3.38m approx)

Fitted wardrobes, bedside table and dressing table with drawers, radiator, laminate flooring, UPVC double glazed bay window to the front.

Bedroom 2

14'11" x 8'6" approx (4.55m x 2.59m approx)

UPVC double glazed bay window to the front, radiator and laminate flooring.

Bedroom 3

9'11" x 8'5" approx (3.02m x 2.57m approx)

UPVC double glazed bay window to the front, radiator, laminate flooring.

Wet Room

Electric shower, wash hand basin, low flush w.c., fully tiled walls, chrome heated towel rail and UPVC double glazed window to the rear.

Outside

Situated on a corner position offering a good size plot, there are lawns to three sides of the property and to the rear double gates from the side elevation leading onto off

the road parking and a detached brick garage. The rear garden is larger than average and could make room for a motor home or caravan if needed. The rear garden is predominantly laid to lawn and has a patio to the immediate rear of the property, perfect for seating. There are lovely borders surrounding the property, full of mature shrubs and flowers and all privately enclosed with a small wall and fenced boundaries.

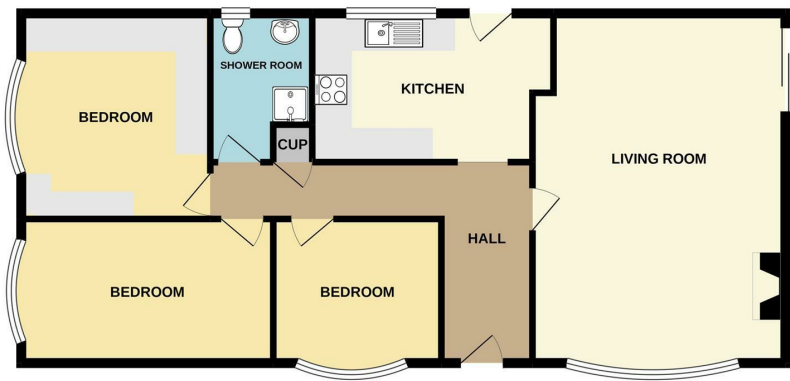
Directions

Proceed out of Long Eaton along Main Street continuing past the old Co-op buildings on to the traffic island and turning left at the Tappers Harker public house and at the next mini island turn right into Meadow Lane. Proceed along Meadow Lane, over the crossing and Owen Avenue will be found as the second turning on the right and the property can be found on the right as identified by our 'for sale' board.

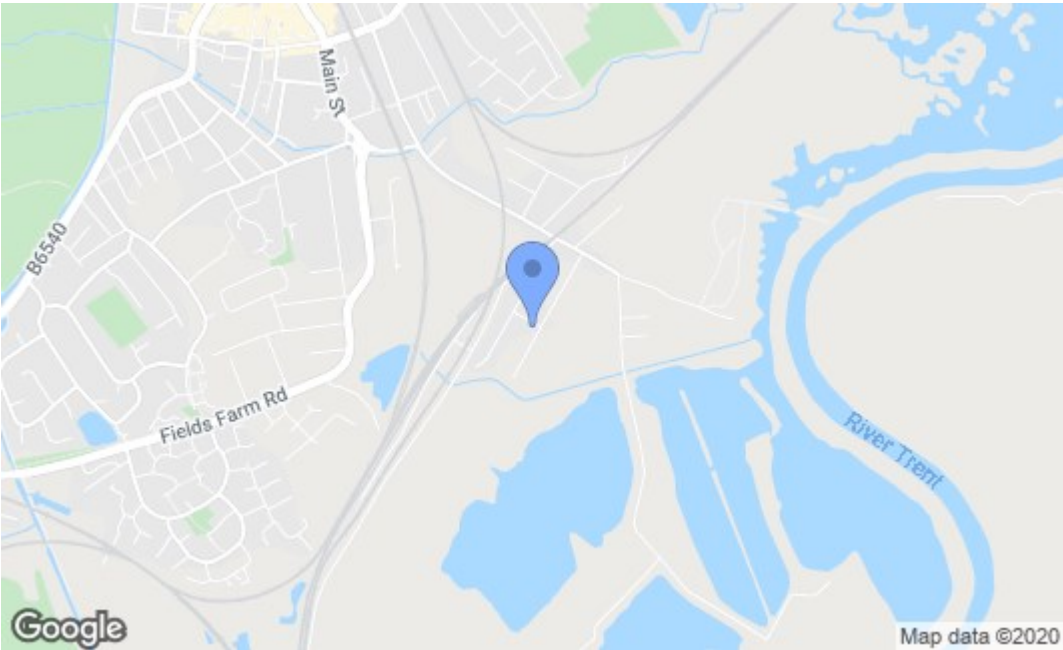
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GROUND FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.