



Hathern Close,
Long Eaton, Nottingham
NG10 1AJ

O/O £240,000 Freehold

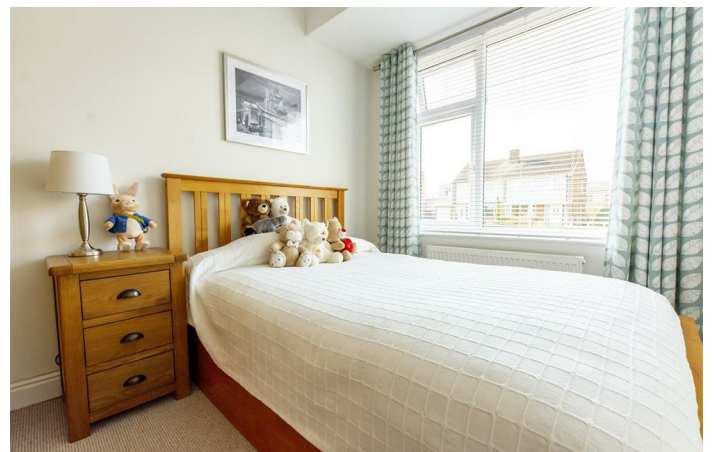


A TWO BEDROOM BUNGALOW OFFERING SPACIOUS ACCOMMODATION WHICH HAS BEEN MODERNISED AND REFURBISHED.

Robert Ellis are delighted to bring to the market this deceptively spacious bungalow that has been fully modernised and refurbished throughout which is situated within walking distance to local amenities and facilities provided by Long Eaton town centre and the property is well proportioned with the accommodation and is ready for immediate occupation with a new buyer being able to move in to straight away without having to do any work.

The property is constructed of brick to the external elevation all under a pitched tiled roof and benefits from modern conveniences such as gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance hall, lounge/diner with French doors to the rear garden, modern fitted kitchen, shower room and two double bedrooms found to the front of the property. Outside the property has the benefit of off street parking and access to the detached garage to the rear. There is decorative stone on the front and the rear garden is privately enclosed and a great asset to the property. A viewing is highly recommended to appreciate the size and finish and with it being a bungalow in a desirable location, this will have a lot of interest and an early viewing is highly recommended to secure this property.

The property is conveniently located for easy access to the centre of Long Eaton where there are Asda, Tesco and Lidl superstores and many other retail outlets, there are various local pubs, restaurants and the well regarded Clifford Gym which is situated in an attractive mill building in the heart of Long Eaton, if required there are excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and transport links include junctions 24 and 25 of the M1, East Midlands Airport with the Sky Link bus providing free transport to Castle Donington and the 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.



Hallway

The hall is of a generous size and is accessed via the UPVC door to the side, radiator, loft access hatch leading to the boarded and lit loft, doors to:

Lounge/Diner

22'5 x 9'7 approx (6.83m x 2.92m approx)

UPVC patio doors and windows to the rear looking out to the garden, radiator and a feature multi fuel log burner, access to:

Kitchen

11'3 x 7'1 approx (3.43m x 2.16m approx)

Comprising of wall and base units with roll edged work surface over, 1½ bowl sink and drainer, space for free standing fridge, freezer, washing machine and tumble drier, there is a gas hob and oven with extractor hood over, UPVC windows to the rear and side, UPVC door to the garden, access to a storage cupboard housing the boiler and electric consumer unit.

Shower Room

6'8 x 4'6 approx (2.03m x 1.37m approx)

Shower cubicle with electric shower, low flush w.c., vanity wash hand basin and storage cupboard, extractor fan, splashbacks and chrome heated towel radiator.

Bedroom 1

11'7 x 10'2 approx (3.53m x 3.10m approx)

Double glazed window to the front and radiator.

Bedroom 2

9'10 x 7'4 approx (3.00m x 2.24m approx)

UPVC double glazed window to the front and radiator.

Outside

The property has great stance and curb appeal from the road, there is off street parking and access to the garage. There is decorative stone chippings to the front and to the rear there is a delightful patio area that can be accessed via the patio doors, side access or kitchen. There are planted and dug borders with miscellaneous shrubs and bushes, there is a laid lawn and access to the detached garage to the rear.

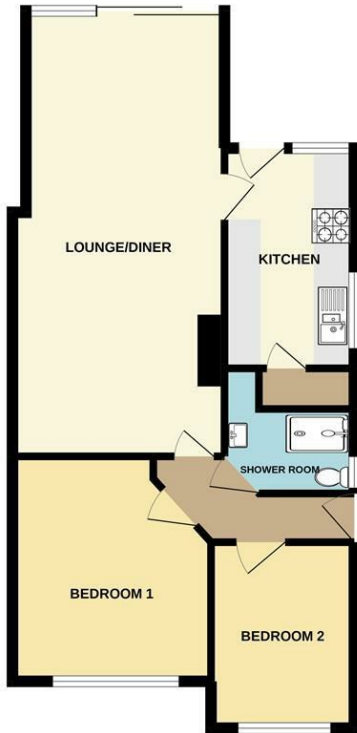
Directions

Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn left into Wyvern Avenue. Follow the road to the right and take the second Lodge Road turning on the right and Hathern Close can be found as a turning on the left.

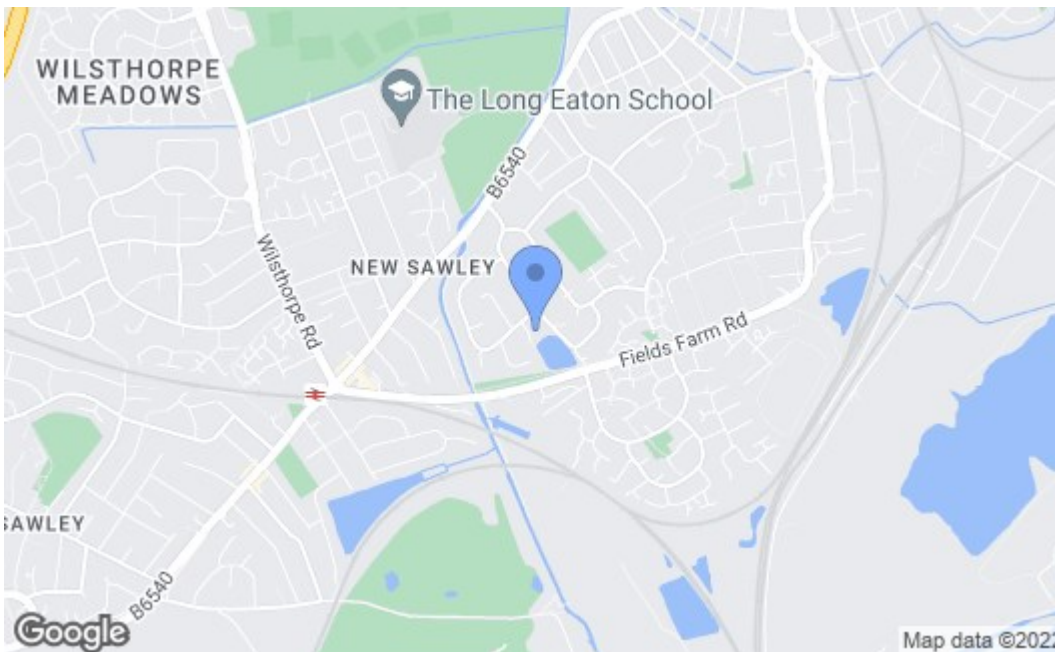
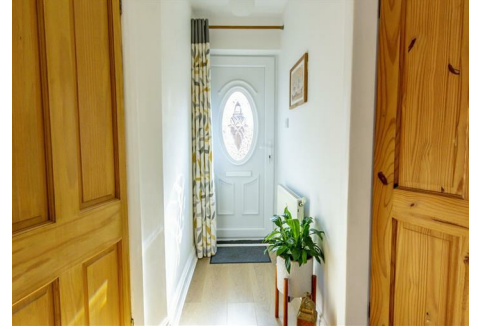
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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.
While 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 | | | 88 |
| (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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) 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.