Robert Ellis

*look no further...*

Glenfield Road,
Long Eaton, Nottingham
NG10 1AR

**£209,950 Freehold**

THIS IS A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED BUNGALOW WHICH SINCE BEING ORIGINALLY BUILT, HAS BEEN EXTENDED TO THE REAR.

Being located on Glenfield Road which is a quiet cul-de-sac in the very popular area of Long Eaton, this three bedroom bungalow is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation and in time provides a new owner with the opportunity to stamp their mark on their next home. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the centre of Long Eaton where there are many shopping facilities and other amenities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the bungalow includes an open porch leading through the front door to the reception hall which in turn takes you to the lounge which includes a dining area, the kitchen is fitted with wall and base units and has doors leading out to the rear garden, there are the three bedrooms and a fully tiled shower room. Outside there is a slabbed area at the front, a block paved driveway to the left of the bungalow which provides access to the garage at the rear and the garden at the back of the bungalow is mainly slabbed which helps to keep maintenance to a minimum and provides several areas to sit and enjoy outside living, with the garden being kept private by having fencing to the boundaries.

As previously mentioned the property is a short distance away from the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands 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.

## Porch
Open porch with quarry tiled floor leading through a UPVC panelled front door which has an inset glazed panel to:

## Reception Hall
Radiator and hatch to the loft which is part boarded.

## Lounge/Sitting Room
16'9 x 10'2 approx (5.11m x 3.10m approx)
Double glazed window to the rear, coal effect gas fire and a tiled inset and hearth, pine panelling to two walls and a radiator.

## Breakfast Kitchen
19' x 8'8 approx (5.79m x 2.64m approx)
The kitchen is fitted with a double drainer stainless steel sink with a mixer tap having cupboards and drawers below, work surface with cupboards and drawers beneath, spaces for an automatic washing machine, dishwasher and upright fridge/freezer, double doors with inset glazed panels leading out to the rear garden, gas and electricity meters housed in a built-in cupboard, double glazed window to one side and an eye level glazed window to a second wall, pine panelling to three walls, copper lagged tank enclosed in a double airing/storage cupboard, floor mounted Myson gas boiler and a wall mounted storage unit with glazed sliding doors and a shelf.

## Bedroom 1
11'3 max x 10'5 approx (3.43m max x 3.18m approx)
Double glazed window to the front, radiator, two double built-in wardrobes with a central dressing table with a mirror to the walls and cupboards over.

## Bedroom 2
8'9 x 8'8 approx (2.67m x 2.64m approx)
Double glazed window to the front and a radiator.

## Bedroom 3
9' x 8'2 approx (2.74m x 2.49m approx)
Double glazed window to the side, shelving to one wall and a radiator.

## Shower Room
The shower room is fully tiled and has a walk-in shower with Mira electric shower, tiling to three walls and a fitted seat, low flush w.c. and a pedestal wash hand basin, opaque double glazed window, tiled flooring, radiator and a double wall mounted mirror fronted cabinet.

## Outside
At the front of the bungalow there is a slabbed area which can be used for off road parking and has fencing to the front and side boundaries with a block paved driveway running down the left hand side of the bungalow to the garage which is positioned at the rear. There is an external light at the side of the property.

At the rear there is are slabbed patio areas which help to keep maintenance to a minimum with borders to the sides and fencing to the boundaries.

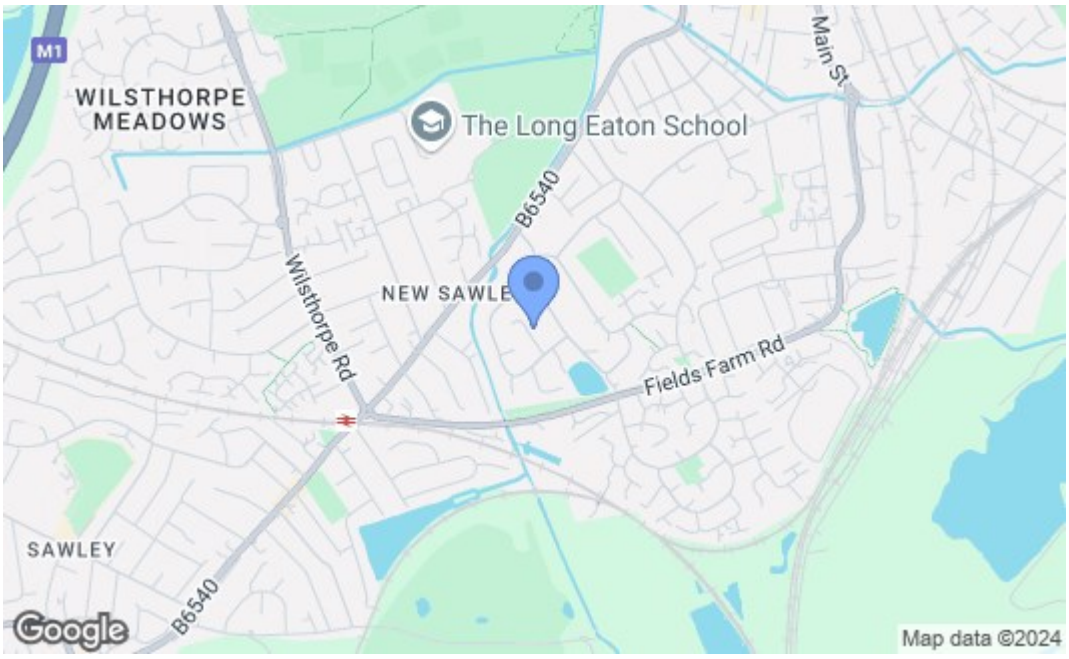
## Garage
16' x 7'9 approx (4.88m x 2.36m approx)
An asbestos detached garage with a pitched roof and double doors to the front.

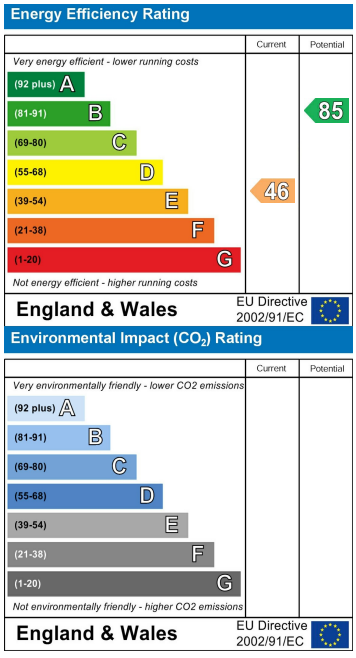
## Directions
Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn right into Wyvern Avenue, continue round to the right and take the second Lodge Road turning on the right and Glenfield Road can be found as a turning on the right.
8004AMMP

## Agents Notes
The vendor is in the process of purchasing the freehold.

## Council Tax
Erewash Borough Council Band B

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Unknown
Phone Signal – Unknown
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




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.

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