Robert Ellis

look no further...

Quantock Road,
Long Eaton, Nottingham
NG10 4GZ

£264,950 Freehold

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AN IMMACULATE TWO BEDROOM DETACHED BUNGALOW WITH A BRICK BUILT GARAGE.

An ideal opportunity has arisen to purchase a bungalow which is ready to move in to. Being very well maintained by the current owners, this bungalow has everything you need, sitting on a quiet cul-de-sac location and close to local amenities and facilities offered by Long Eaton. 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 storage cupboards, lounge with a window to the front, kitchen, shower room, two bedrooms, the second bedroom currently used as a dining room, and a conservatory. To the front of the property there is a garden area and Presscrete drive providing off road parking leading to the detached brick built garage and to the low maintenance rear garden.

The property is within easy reach of the shopping facilities found in the centre of Long Eaton which include Asda, Tesco and Aldi stores, there are various local pubs including Eaton Farm which is positioned on the roundabout near the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent local schools, walks in the nearby countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door, laminate flooring, door to two storage cupboards, one housing the gas central heating boiler and door to:

Kitchen
9'3 x 7'5 approx (2.82m x 2.26m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with swan neck mixer tap, tiled walls and splashbacks, tiled flooring, radiator, two UPVC double glazed windows to the front, plumbing for an automatic washing machine, appliance space, integrated oven, electric hob and extractor hood over.

Lounge
16'5 x 12'8 approx (5.00m x 3.86m approx)
UPVC double glazed window to the front, two radiators, electric fire with Adam style surround, TV and telephone points and door to:

Inner Hallway
Access to the loft and doors to:

Bedroom 1
11'9 x 9'67 approx (3.58m x 2.74m approx)
Built-in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom 2
8'2 x 8'1 approx (2.49m x 2.46m approx)
Currently used as a dining room, laminate flooring, radiator and UPVC double glazed sliding doors to:

Conservatory
15'1 x 6'3 approx (4.60m x 1.91m approx)
Laminate flooring, UPVC double glazed windows and door to the rear and radiator.

Shower Room
Walk-in shower cubicle with electric shower over, wash hand basin with vanity cupboard under, low flush w.c., fully tiled walls and splashbacks, UPVC double glazed window to the side, tiled flooring, radiator, spotlights and extractor fan.

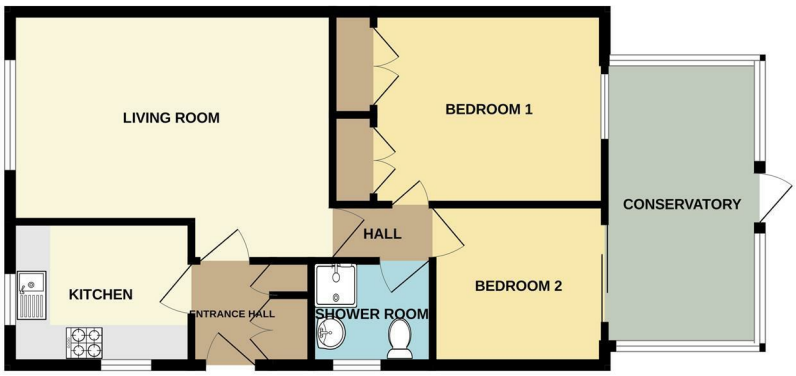
Outisde
To the front of the property there is a low maintenance garden and a Presscrete driveway offering parking for at least 2 cars. There is a side gate leading to the low maintenance rear garden where there is a patio area and astroturf lawn, all privately enclosed with fenced boundaries. There is access all the way around the bungalow and there is a detached brick built garage.

Garage
17'11 x 7'8 approx (5.46m x 2.34m approx)
Up and over door to the front, side pedestrian door, light and power.

Directions
Proceed out of Long Eaton along Derby Road and at the Wilsthorpe island turn right onto Petersham Road, left onto Cheviot Road continuing along where Quantock Road can be found as a turning on the left and the property is situated on the left hand side.
7143AMEC

Council Tax
Erewash Borough Council Band C

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



108 QUANTOCK ROAD, LONG EATON

TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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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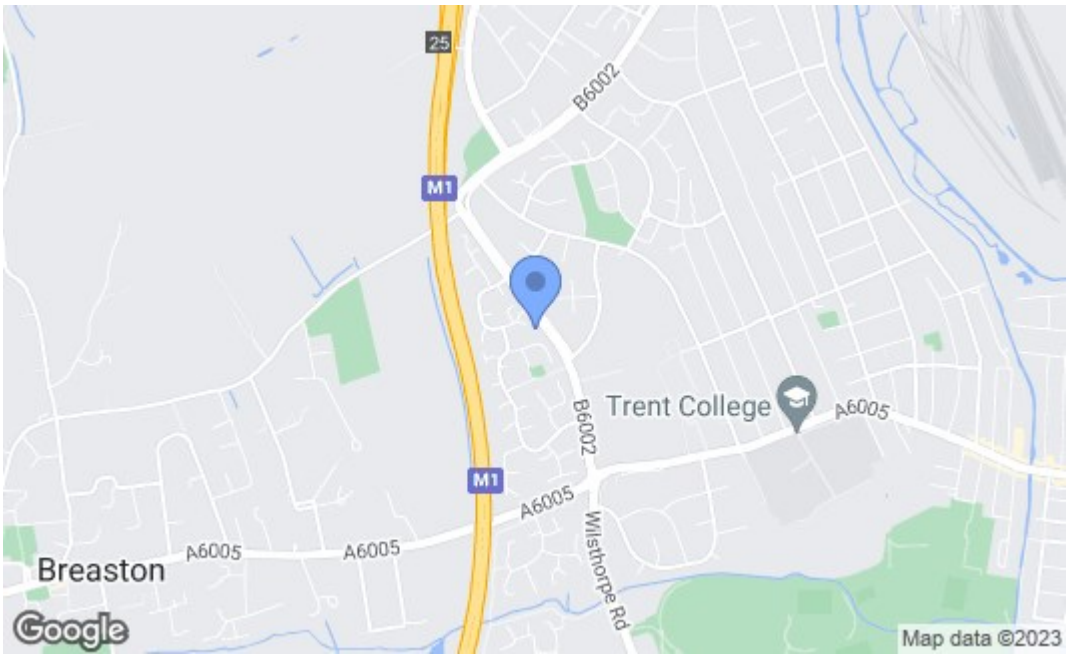

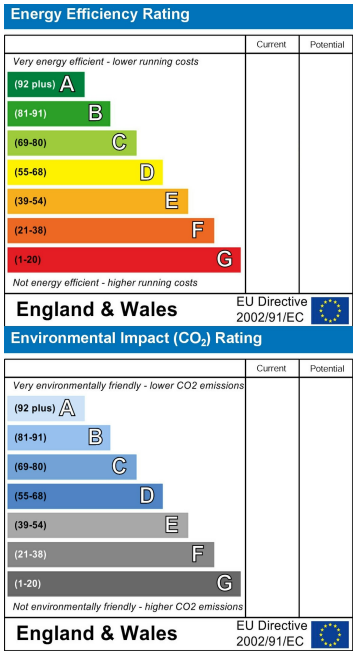

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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