



Quantock Road,  
Long Eaton, Nottingham  
NG10 4FZ

**Price Guide £210-220,000**  
**Freehold**



A TWO BEDROOM DETACHED BUNGALOW SELLING WITH THE BENEFIT OF NO UPWARD CHIAN.

Robert Ellis are delighted to bring to the market this deceptively spacious two bedroom detached bungalow found in this desirable location and ready for a new owner to put their own stamp on. With the generous size of the accommodation this would make a lovely home to either downsize and the property also benefits from no upward chain.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a hallway, kitchen and lounge. To the rear there are two bedrooms, one with fitted wardrobes and the three piece bathroom. Outside the property has great stance and curb appeal from the garden with a lawned garden and driveway providing access to the detached garage. To the rear there is a patio and planted and dug borders. An early bird viewing comes highly recommended.

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, if required 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 door to the side, double storage cupboard and doors to:

### Lounge

16'9 x 10'7 approx (5.11m x 3.23m approx)

UPVC double glazed window to the front, radiator and electric feature fireplace with tiled hearth.

### Kitchen

9'7 x 7'8 approx (2.92m x 2.34m approx)

Double glazed windows to the front and side, wall and base units with work surface over, stainless steel sink and drainer, space for a gas oven, fridge freezer and washing machine, radiator, extractor fan and tiled splashbacks.

### Bedroom 1

11'8 x 10'1 approx (3.56m x 3.07m approx)

UPVC double glazed window to the rear, radiator and two built-in wardrobes with double doors.

### Bedroom 2

8'6 x 8' approx (2.59m x 2.44m approx)

UPVC patio doors to the rear providing access to the garden and radiator.

### Bathroom

6'7 x 5'4 approx (2.01m x 1.63m approx)

Three piece suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, obscure double glazed window to the side, tiled walls and radiator.

### Outside

The property has great stance and curb appeal from the road with lawned garden and planted central bush. Driveway providing access to the detached garage. The rear garden is low maintenance with a patio area, miscellaneous shrubs and bushes planted to the borders, side access to the garage.

### Garage

Up and over door to the front, side pedestrian door.

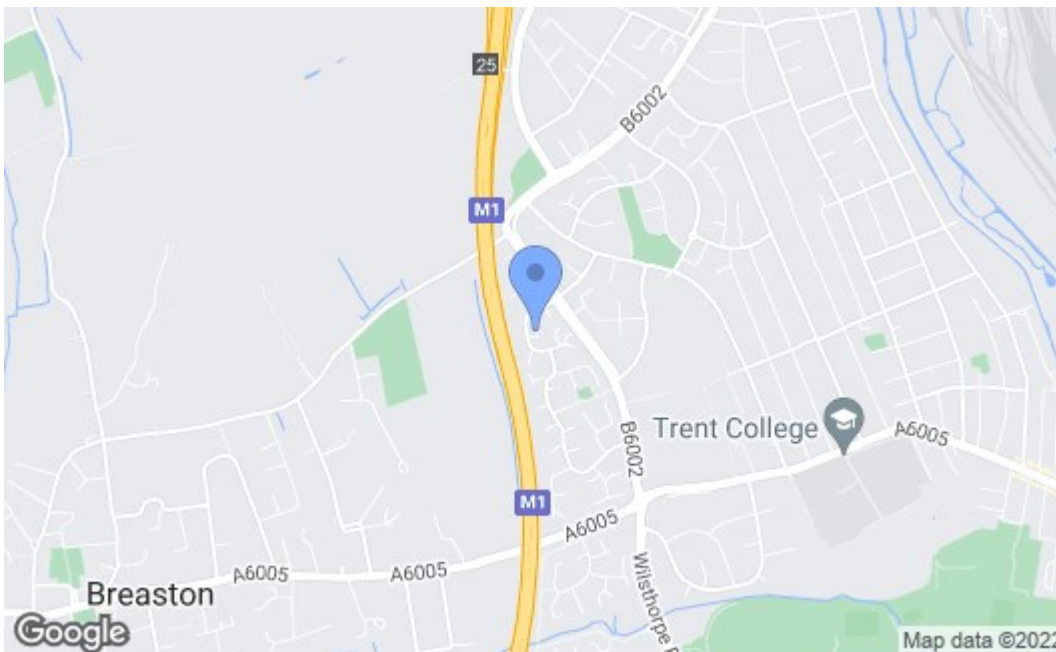
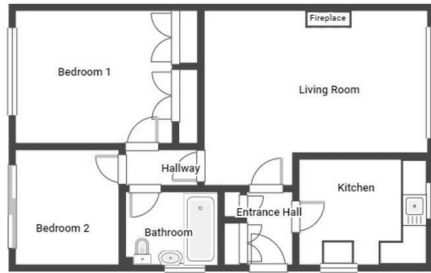
### Directions

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 right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.