

Quantock Road  
Long Eaton, Nottingham NG10 4FZ

**£189,950 Freehold**

A TWO BEDROOM END TOWN HOUSE.



Situated on a larger than expected corner garden plot is this relatively modern two bedroom end town house offered for sale in a ready to move into condition.

The current owner has significantly improved this property which now comes to the market as a turn key home, ideal for first time buyers.

Features include a fully fitted kitchen with built-in appliances, a spacious living room, principal bedroom with fitted wardrobes and a modern/contemporary shower room/WC.

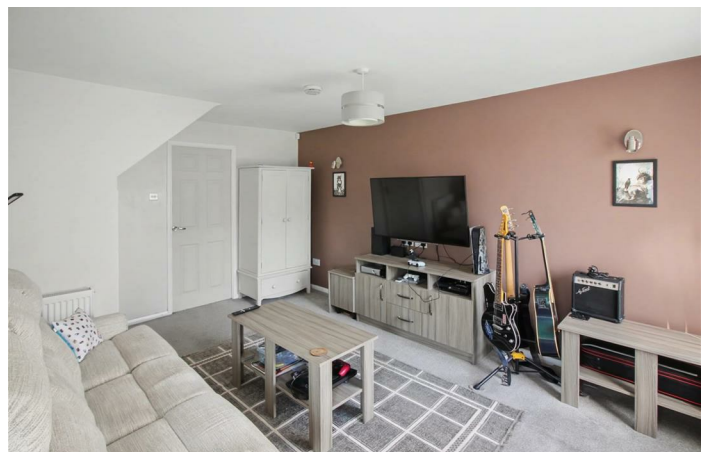
Further features include gas fired central heating served from a newly installed gas combination boiler (February 2026) and double glazed windows (except for the porch).

The property enjoys larger than expected gardens to three sides with the added benefit of secure gated off-street parking for one vehicle, as well as a sectional concrete garage which has power.

Situated in this established and convenient residential location on the outskirts of Long Eaton, within easy reach of the town centre which offers a wide range of shops and facilities including Tesco and Asda. There are great transport links with Long Eaton benefitting from its own train station with direct access to London and other major cities. The property is a short drive away from the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway.

This property will make a fantastic first home, as well as being ideal for those looking to downsize.

We strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE PORCH

Entrance door with window. Door to living room.

## LIVING ROOM

16'2" x 11'5" (4.95 x 3.48)

Understairs store cupboard, radiator, double glazed window to the front. Door to kitchen.

## KITCHEN

11'2" x 10'0" (3.42 x 3.06)

A range of modern fitted wall, base and drawer units with work surfacing and single bowl sink unit with single drainer. Built-in appliances, including an electric oven, microwave, gas hob and extractor hood over. Integral fridge/freezer, plumbing and space for washing machine. Double glazed window and door to the rear. Stairs leading to the first floor.

## FIRST FLOOR LANDING

Built-in linen cupboard. Hatch and ladder to a boarded and super-insulated loft which houses the gas combination boiler (installed in February 2026 benefitting from 11 year warranty).

## BEDROOM ONE

12'11" x 11'5" (3.95 x 3.50)

Fitted wardrobes and matching shelving, radiator, double glazed window to the front.

## BEDROOM TWO

6'11" x 6'5" (2.13 x 1.96)

Radiator, double glazed window to the rear.

## BATHROOM

10'9" x 4'7" (3.29 x 1.42)

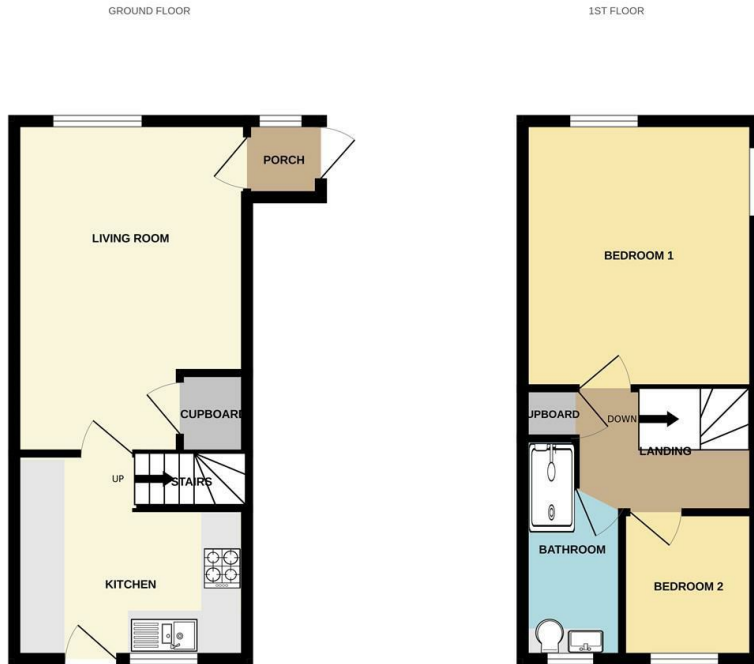
Incorporating a modern/contemporary three piece suite comprising wash hand basin with vanity unit and low flush WC with concealed cistern, large walk-in low profile shower enclosure with twin rose thermostatically controlled shower system. Feature tiling to walls, heated towel rail, double glazed window.

## OUTSIDE

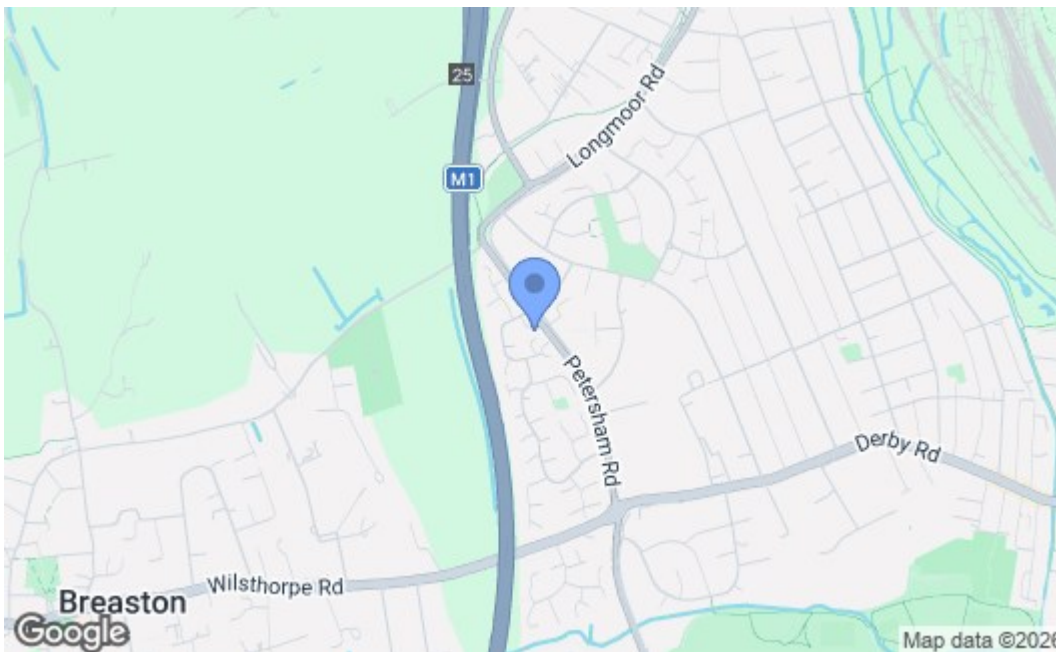
The property is situated on a larger than average corner plot with gardens to three sides. To the front is an open

plan garden laid to lawn, gated pedestrian to side garden lawn and onto the rear garden which offers a generous lawn and patio area. A pathway runs along one side of the property and leads to a block paved hard standing providing off-street parking for one vehicle and accessed by gates to a communal rear courtyard. Also within the plot is a sectional concrete brick built garage with power, up and over door to the front accessed from the communal courtyard.





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		74	80
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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