



Trenton Drive,  
Long Eaton, Nottingham  
NG10 2EG

**Price Guide £245-250,000**  
**Freehold**



A WELL PRESENTED AND SPACIOUS, TWO BEDROOM DETACHED BUNGALOW, WITH OFF STREET PARKING, REAR GARDEN AND THE ADDED BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this superb example of a detached bungalow complete with off street parking for several vehicles, brick built garage and the added benefit of being sold with no onward chain. The property is constructed of brick and benefits double glazing and gas central heating throughout and would be ideal for a wide range of buyers. An internal viewing is highly recommended to appreciate the space and location on offer.

In brief, the property comprises, An entrance hallway with built in storage cupboards, bay-fronted lounge, kitchen with integrated appliances, two bedrooms with the master benefiting from fitted wardrobes, a conservatory and three piece bathroom suite. To the front there is a low maintenance garden with ample off street parking for several vehicles and access into the brick built garage through a remote up and over garage door. To the rear there is an enclosed garden with turf and flower beds.

Located in the popular residential town of Long Eaton, close to a wide range of local amenities and close to Long Eaton town centre where supermarkets and healthcare facilities can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby.



### Entrance Hallway

Double glazed composite front door, carpeted flooring, built in storage cupboards, textured ceiling, ceiling light.

### Lounge

14'7 x 15'4 approx (4.45m x 4.67m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, electric fire, textured ceiling, ceiling light.

### Kitchen

7'3 x 8'9 approx (2.21m x 2.67m approx)

UPVC double glazed window overlooking the front and side, vinyl flooring, wall, base and drawer units with work surfaces over, inset 1½ bowl sink and drainer with swan neck mixer tap, integrated electric oven, induction hob, overhead extractor fan, space for a fridge/freezer, space for washing machine, textured ceiling, ceiling light.

### Inner Lobby

Carpeted flooring, loft access, textured ceiling.

### Bedroom 1

10'3 x 8'4 approx (3.12m x 2.54m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, textured ceiling, ceiling light.

### Bedroom 2

11'7 x 6'1 approx (3.53m x 1.85m approx)

UPVC double glazed French doors leading to the conservatory, carpeted flooring, radiator, textured ceiling, ceiling light.

### Conservatory

8'6 x 9'4 (2.59m x 2.84m)

UPVC double glazed windows overlooking the rear garden, UPVC double glazed door leading to the rear garden, carpeted flooring, radiator.

### Bathroom

4'1 x 7'2 (1.24m x 2.18m)

UPVC double glazed patterned window overlooking the side, vinyl flooring, WC, bath with shower over the bath, top mounted sink, heated towel rail, textured ceiling, ceiling light.

### Outside

To the front of the property there is a low maintenance garden with ample off street parking for several vehicles and access into the detached brick built garage through a remote controlled door. To the rear there is an enclosed garden with turf, patio and flower beds.

### Directions

Proceed out of Long Eaton along Nottingham Road and take the right hand turning into Grange Road. Follow the road round which in turn becomes Trenton Drive. Continue along where the property can be found on the left.

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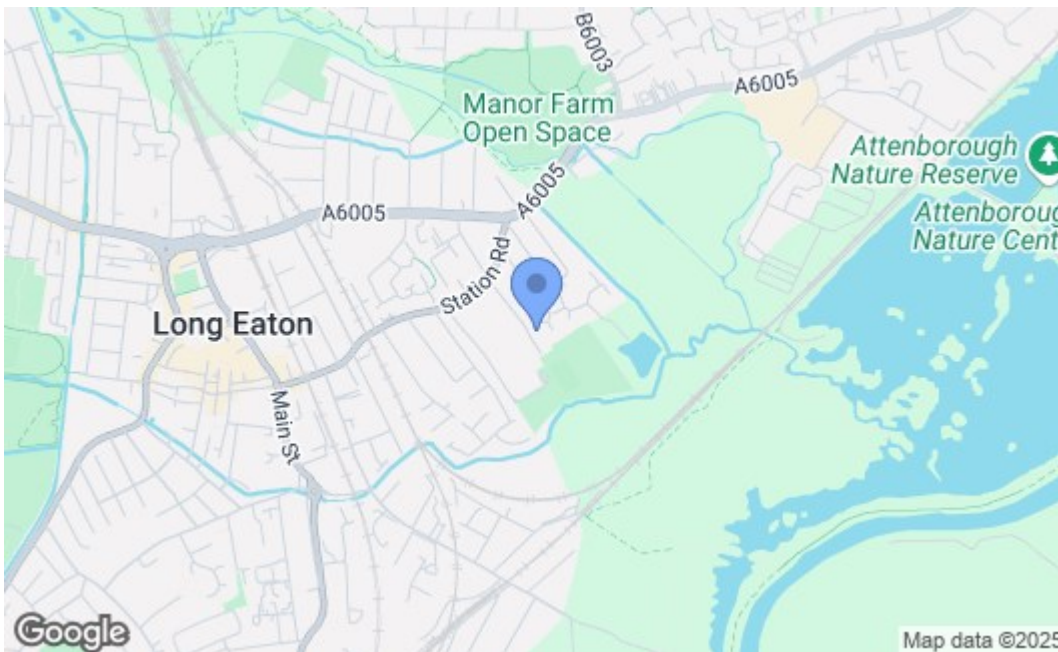
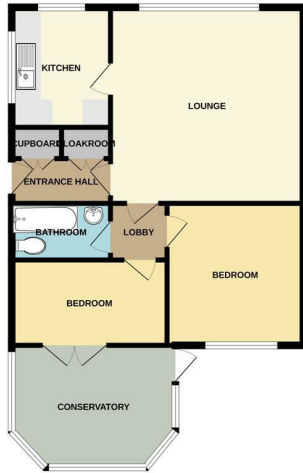
### Council Tax

Erewash Borough Council Band C



Robert Ellis

GROUND FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>83</b>
	<b>64</b>
<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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.