



Bosworth Way,  
Long Eaton, Nottingham  
NG10 1EA

**£225,000 Freehold**

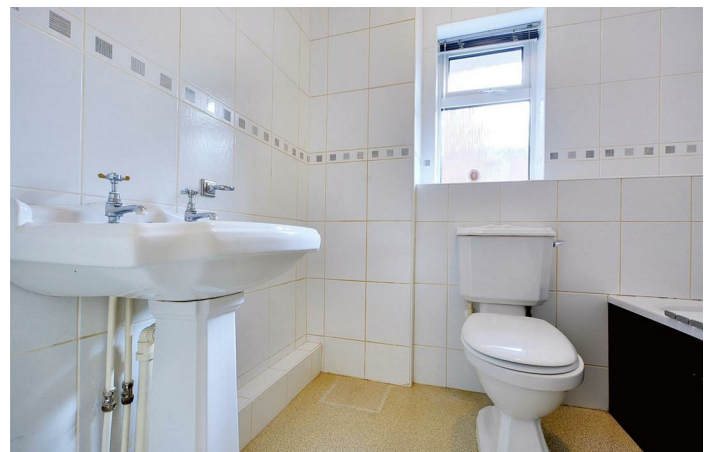


A TWO BEDROOM DETACHED BUNGALOW FOUND IN THIS SOUGHT AFTER LOCATION, CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Robert Ellis are delighted to offer to the market this TWO BEDROOM DETACHED BUNGALOW found on Bosworth Way. This property is ideally positioned within a stones throw to a local bus route providing great access to local shops and amenities and is less than a mile away from Long Eaton Train Station which is surrounded by further local shops and amenities. The property arrives to the market offering NO UPWARD CHAIN and is ready for immediate occupation.

The property benefits from gas central heating and double glazing and in brief the accommodation comprises of an entrance hallway with storage cupboard and doors to the cloaks/w.c., lounge with windows to the front and side, kitchen with integrated appliances, inner hall to the two bedrooms, conservatory off the main bedroom and a three piece bathroom. There is a garden to the front of the property with a drive leading through gates to the single garage and to the rear there is a lawned garden.

As well as being within close proximity to the local shops provided by Long Eaton town centre, if required there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the 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 which provide access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

Double glazed door to the front, storage cupboard, laminate flooring and doors to:

### Cloaks/w.c.

Having a low flush w.c., vanity wash hand basin and double glazed window to the front.

### Lounge

19'6" x 10'3" approx (5.94m x 3.12m approx)

Double glazed windows to the front and side, electric fire with hearth and mantle, radiator, inner hallway to bedrooms and bathroom and door to:

### Kitchen

11'10" x 9'9" approx (3.61m x 2.97m approx)

Double glazed window to the side, double glazed door to the side, matching wall and base units with work surfaces over, sink and drainer, integrated electric oven, four ring induction hob and extractor over.

### Inner Hall

Laminate flooring, loft access hatch and doors to:

### Bedroom 1

11'8" x 9'10" approx (3.56m x 3.00m approx)

Double glazed window to the rear, radiator, fitted wardrobes and door to:

### Conservatory

8'9" x 6'7" approx (2.67m x 2.01m approx)

Double glazed windows and door to the rear garden.

### Bedroom 2

9'3" x 9'2" approx (2.82m x 2.79m approx)

Double glazed window to the side and a radiator.

### Bathroom

Double glazed window to the side, panelled bath, low flush w.c., pedestal wash hand basin, radiator, fully tiled walls and extractor fan.

### Outside

To the front of the property there is block paved off road parking with a pebbled garden, bushes and shrubs to the borders. Gated driveway leading to the single garage.

To the rear there is a lawned garden with a patio area with shrubs and borders and enclosed with hedges to the boundaries.

### Garage

Up and over door to the front.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn left onto Fields Farm Road. Turn right into Bosworth Way and the property can be found on the right hand side.

8234AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

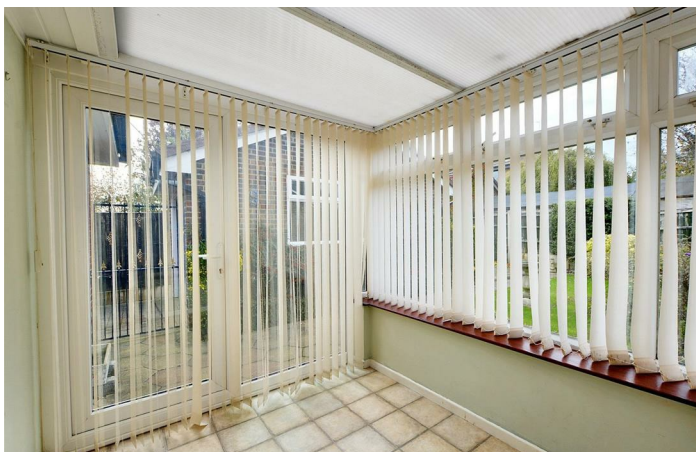
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

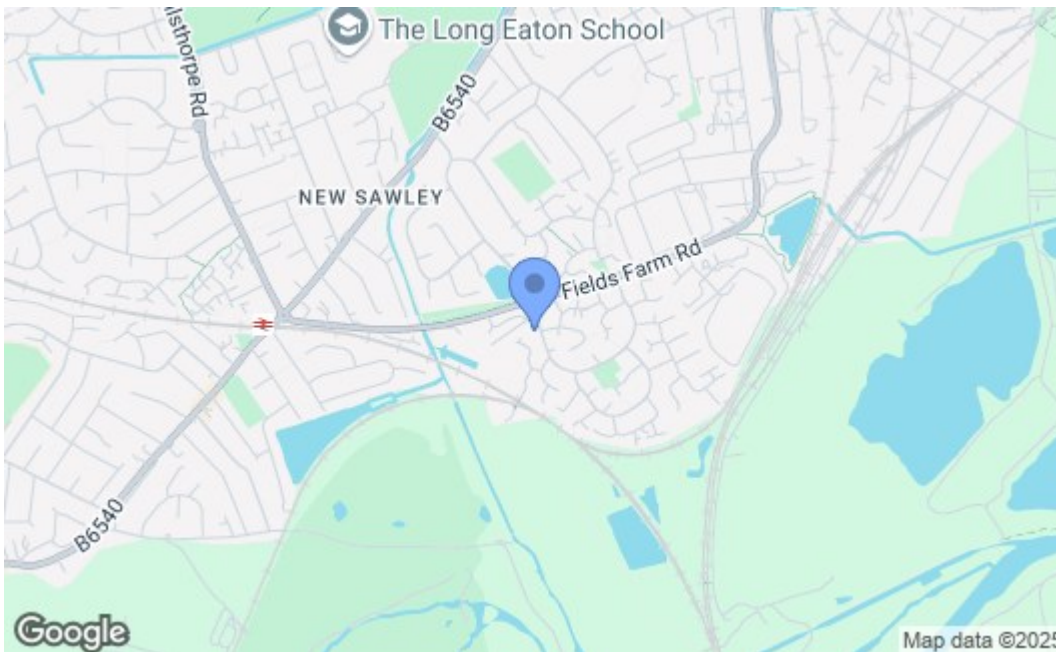
Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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	
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.