



Brendon Way,  
Long Eaton, Nottingham  
NG10 4JS

**Price Guide £200-220,000**

**Freehold**



THIS IS A THREE BEDROOM DETACHED BUNGALOW WHICH IS NOW IN NEED OF SOME GENERAL UPDATING WORKS BEING CARRIED OUT.

Being situated towards the head of Brendon Way which is a quiet cul-de-sac on the outskirts of Long Eaton, this three bedroom gable fronted detached bungalow provides a lovely home which now provides the opportunity for a new owner to stamp their own mark on their next property. The property has well proportioned accommodation but needs a new kitchen and bathroom fitting and also new floor coverings throughout. There are good size gardens to the front, side and rear with a garage positioned to the rear of the bungalow which is accessed from a courtyard.

The property was originally built by Standon Homes and is constructed of brick to the external elevations under a pitched tiled roof. The bungalow is entered from a stylish composite door at the side and includes a reception hall which leads to the large lounge and this room includes a dining area and to the kitchen which is need of re-fitting. There is an inner hall which provides access to the three good size bedrooms and the shower room, which like the kitchen needs to be updated. Outside there is a lawned area at the front with a further lawn to the side and at the rear there is a slatted patio area and a path leading to the garage and a gate which provides access out to the courtyard at the rear.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities within easy reach which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



The main entrance door is positioned at the side of the house and this is a stylish composite front door with inset opaque glazed leaded panels and leads to:

### Reception Hall

The reception hall has a built-in cloaks/storage cupboard and an airing/storage cupboard which houses the gas boiler and hot water tank, has a radiator, cornice to the wall and ceiling and Georgian glazed door leading into:

### Lounge/Sitting Room

21' x 11' approx (6.40m x 3.35m approx)

Double glazed window to the front, two radiators and cornice to the wall and ceiling.

### Kitchen

9' x 7' approx (2.74m x 2.13m approx)

The kitchen needs re-fitting but currently has a stainless steel sink with a double cupboard under, work surface with cupboard below, further work surface with cupboards and space for an automatic washing machine under, space and plumbing for an upright gas cooker, work surface with drawers beneath, two double matching eye level wall cupboards, double glazed windows to the front and side, tiling to the walls by the work surface areas, space for an upright fridge/freezer and a radiator.

### Inner Hall

Having a hatch to the loft and panelled doors leading to:

### Bedroom 1

15' x 9' approx (4.57m x 2.74m approx)

The main bedroom has a double glazed window to the rear, radiator, wall mounted gas heater and cornice to the wall and ceiling.

### Bedroom 2

9'10 to 9' x 6' approx (3.00m to 2.74m x 1.83m approx)

Double glazed window to the rear, radiator and a wall mounted gas heater.

### Bedroom 3

10' to 8' x 7' approx (3.05m to 2.44m x 2.13m approx)

Double glazed window to the side and a radiator.

### Shower Room

The shower room has a corner shower with a Triton electric shower, boarding to two walls and a pivot glazed door with a protective screen, low flush w.c., pedestal wash hand basin with a tiled splashback and opaque double glazed window.

### Outside

There are gardens to three sides of the property with a large lawned area at the front with hedging to the front and right hand

boundaries and fencing to the left hand boundary, there is a path leading across the front of the house, a bin storage area at the side and a path leads through a gate to the main entrance door and the path extends to the rear of the bungalow where there is a paved seating area and a path to the garage. There is a further large lawned garden area to the side of the bungalow which has coniferous hedging to the main side boundary and a fence running along the path that extends to the rear of the bungalow. There is a brick garage at the rear and a gate leads out to the courtyard parking area at the rear of the bungalow. There is an outside tap and external light provided, although this has not been tested.

### Garage

16' x 8' approx (4.88m x 2.44m approx)

Brick garage with a pitched roof, up and over door to the front, door to the side which needs attention and power and lighting is provided in the garage.

### Wooden Shed

There is a wooden shed positioned at the bottom of the garden

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Turn second left into Quantock Road and first right into Brendon Way where the property can be identified by our for sale board.  
8278AMMP

### 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 4mbps Superfast 40mbps Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

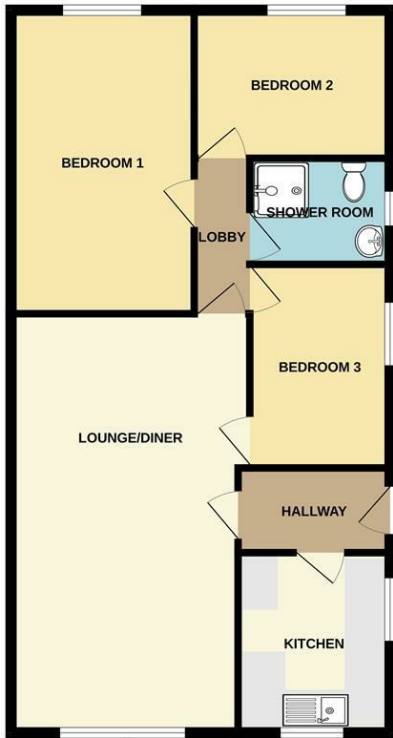
Non-Standard Construction – No

Any Legal Restrictions – No

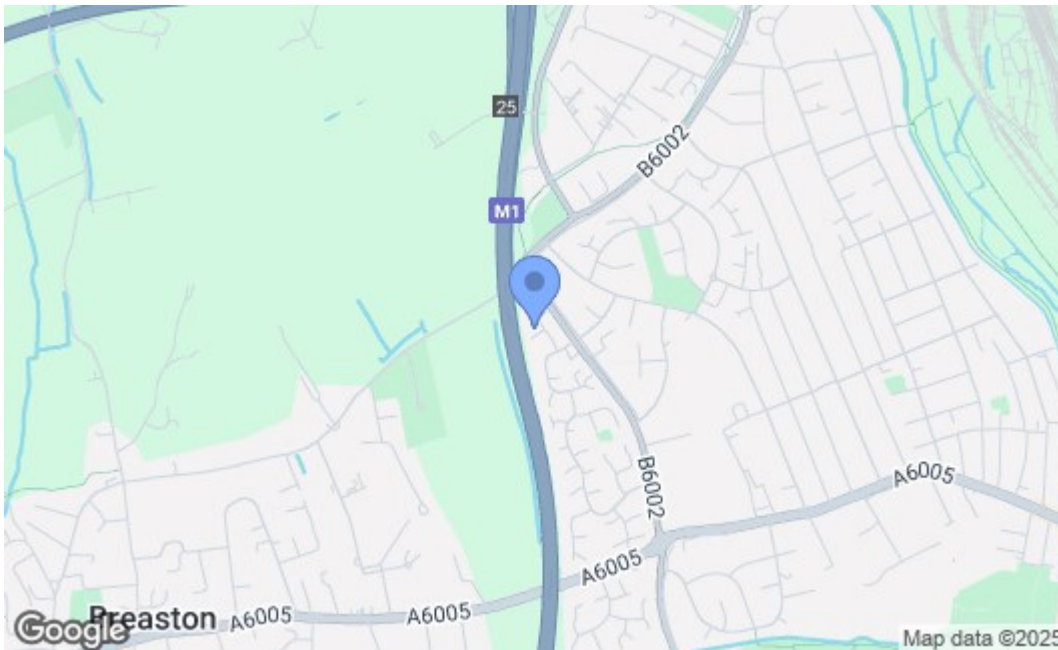
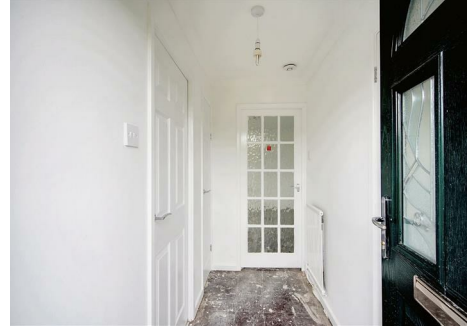
Other Material Issues – No



GROUND FLOOR



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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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