



Vanguard Road,
Long Eaton, Nottingham
NG10 1DX

£215,000 Freehold



THIS IS AN EXTREMELY WELL MAINTAINED AND TASTEFULLY FINISHED TWO BEDROOM BUNGALOW SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC.

Being located on Vanguard Road, this two bedroom bungalow provides a lovely home which will suit somebody who is looking for a property where the accommodation is arranged on one level. It has been extremely well maintained and is tastefully finished throughout and over recent years has had the kitchen re-fitted. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is include din this lovely bungalow for themselves. The property is within a few minutes of Long Eaton town centre and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the main entrance door at the side of the bungalow, the accommodation includes a reception hall with oak panelled doors leading to all the rooms off the hall with the doors to the lounge and kitchen having inset glazed panels. The lounge is positioned at the front of the bungalow and the kitchen has been re-fitted over recent years and has blue Shaker units and integrated appliances. The bedrooms are at the rear and the main bedroom has a range of built-in wardrobes with mirror fronted sliding doors and the second bedroom is currently used as a separate dining room. The shower room is mostly tiled and has a corner walk-in shower with a mains flow shower system. Outside there is a block paved drive leading to the car port at the side and the drive extends to the detached concrete sectional garage which is positioned at the rear. The gardens at the front and rear have been designed to keep maintenance to a minimum with there being a lawn at the front and at the rear of the bungalow there is a patio leading onto a lawn with a second patio at the bottom of the garden and the garden being kept private with fencing to the boundaries.

The property is a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well many other retail outlets, there are sports facilities and walks at West Park and in the nearby open countryside and at Trent Lock and the transport links include junctions 24 and 25 of the M1, East midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the 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.



UPVC front door with an inset glazed panel and opaque glazed panel to the side leading to:

Reception Hall

Wood panelled doors leading to the bedrooms and shower room and doors with inset glazed panels leading to the lounge and kitchen, Worcester Bosch boiler housed in a built-in cloaks cupboard and a hatch to the loft.

Lounge

14'4 x 10'5 approx (4.37m x 3.18m approx)

Double glazed window with fitted blinds to the front, radiator, cornice to the wall and ceiling and a glazed door leading into the hall.

Kitchen

9' x 6'7 approx (2.74m x 2.01m approx)

The exclusively fitted kitchen has dark blue Shaker style unit with brushed stainless steel fittings and includes an enamel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, spaces for an automatic washing machine and dishwasher, oven and drawers below, matching eye level wall cupboards, tiling to the walls by the work surface areas, housing for an upright fridge/freezer with a cupboard above, double glazed window with blind to the front and a hood over the cooking area.

Bedroom 1

10'2 x 8'6 approx (3.10m x 2.59m approx)

Double glazed window with fitted blinds to the rear, radiator, cornice to the wall and ceiling and built-in wardrobes with mirror fronted sliding doors providing hanging space and shelving.

Bedroom 2

8'7 x 7'4 approx (2.62m x 2.24m approx)

The second bedroom is currently used as a dining room and has a double glazed window with fitted blinds to the rear and a radiator.

Shower Room

The shower room has a corner shower with a mains flow shower system, tiling to two walls and curved glazed doors and protective screens, hand basin with a mixer tap, double cupboard below and a cabinet above and a low flush w.c., half tiled walls, opaque double glazed window, electric shaver point and a radiator.

Outside

At the front of the property there is a lawn and a block paved driveway running down the left hand side of the bungalow to the car port and garage with the block paving extending across the front of the bungalow.

At the rear there is a patio leading onto a lawn with a path taking you to a second patio at the bottom of the garden. There is storage space behind the garage, fencing to the boundaries, an outside light and an external tap is provided.

Car Port

27' x 10' approx (8.23m x 3.05m approx)

The car port is positioned to the left of the bungalow.

Garage

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

The concrete sectional garage has an up and over door to the front.

Directions

Proceed out of Long Eaton along Tamworth Road and take the left hand turning onto Nelson Street which then becomes Collingwood Road. Continue to the end of Collingwood Road and take the right hand turning into Vanguard Road.
8430AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 11mbps Superfast 63mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water low

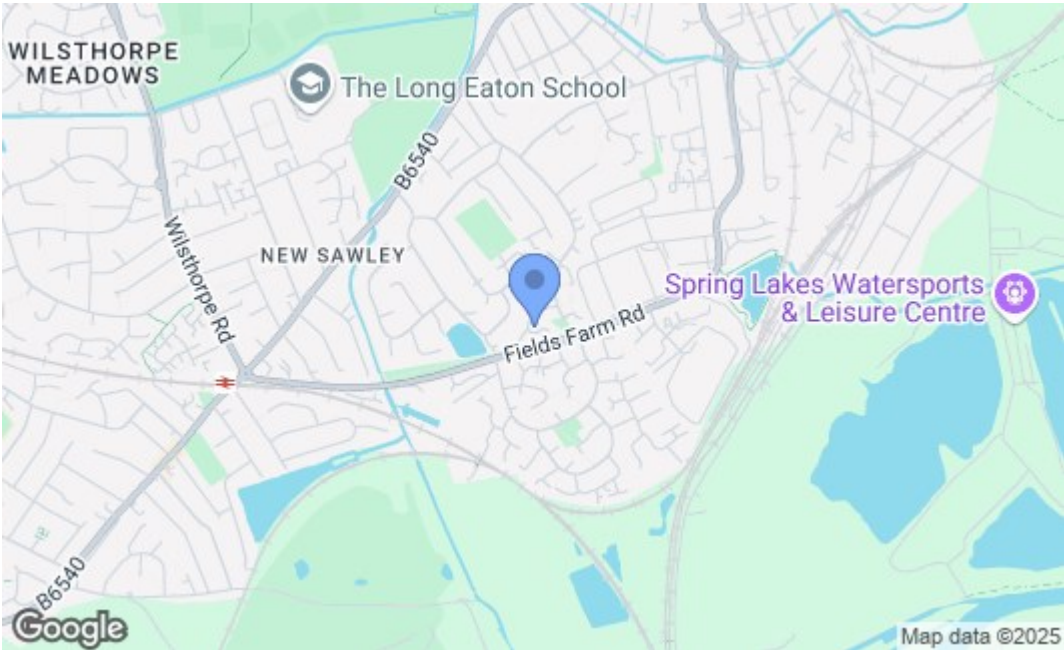
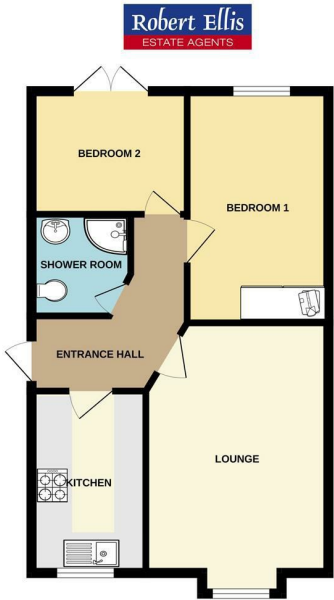
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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.