



Rush Leys,  
Long Eaton, Nottingham  
NG10 1HW

**£275,000 Freehold**



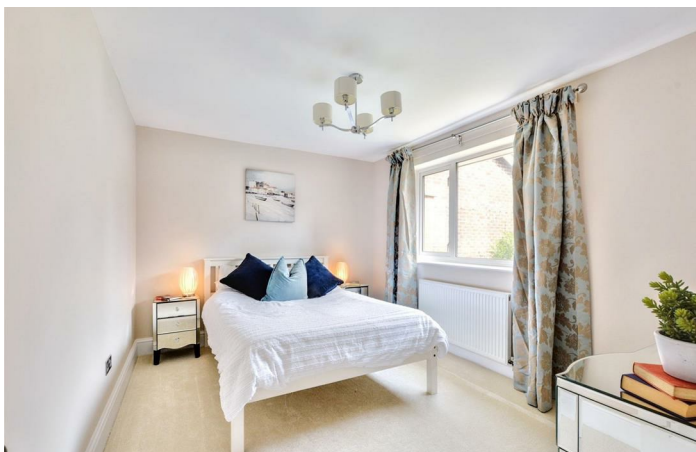


THIS IS A LOVELY UPGRADED TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS VERY POPULAR AND CONVENIENT RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

This two bedroom bungalow is located on Rush Leys which is a quiet road in the heart of the Fields Farm development which is situated on the outskirts of Long Eaton. The property has recently undergone an upgrade programme which includes replacing the kitchen, upgrading the electrics, replacing the ceilings and skirtings, tasteful decoration and new floor coverings throughout and 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 included in the property for themselves. The bungalow is positioned within easy reach of Long Eaton and is therefore close to excellent local amenities and facilities by the area and to transport links, all of which have helped to make this a very popular and convenient location to live.

The property was originally built in 1985 and now has a new feel and is ready for immediate occupation by a new owner and is being sold with the benefit of NO UPWARD CHAIN. The accommodation is entered through the main entrance door at the front which leads into the hallway and there is a w.c. off the hall, a large lounge/sitting room which includes a dining area, the re-fitted kitchen which has light grey coloured Shaker style units and integrated appliances and there is a door from the kitchen leading to a side enclosed porch which is a further access door into the bungalow. There is an inner hallway which leads to the two good size bedrooms and the fully tiled shower room which has a mains flow shower system. Outside there is a detached brick garage positioned to the rear of the property, a long block edged tarmac driveway, lawns at the front with paths leading from the drive and pavement to the front door and at the rear there is a private garden with slabbed pathways, lawns with borders to the sides, there is a shed behind the garage and the garden is kept private by having fencing and brickwork to the boundaries.

The bungalow is within easy reach of Long Eaton town centre where there are Asda, Lidl, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with an arched inset glazed panel leading to:

### Reception Hall

Radiator and door to:

### Cloaks/w.c.

The w.c. off the hall has a white low flush w.c. and a sink with a mixer tap, cupboard under and a tiled splashback, radiator and an opaque double glazed window.

### Lounge With Dining Room

18'9" x 12'12" to 8'9" approx (5.72m x 3.66m to 2.67m approx)

Double glazed box bay window to the front with a rail and curtain and two double glazed windows with fitted Roman blinds to the side, stone effect fire with a feature Minton surround and hearth, two radiators, six power points with stainless steel fittings and carpeted flooring.

### Kitchen

10'1" x 7' approx (3.07m x 2.13m approx)

The kitchen has been re-fitted and has grey Shaker style units and includes a sink with a mixer tap set in a work surface with space for an automatic washing machine, cupboards and an Electrig integrated dishwasher below, Hotpoint oven with cupboards above and below, upright integrated Electrig fridge/freezer, Hotpoint induction hob set in a second work surface with cupboards and drawers below, matching eye level wall cupboards and hood over the cooking area, panelling to the walls by the work surface areas, new wall mounted electric consumer unit, wall mounted boiler which was recently fitted, double window with Roman blind to the front, eight power points above the work surface areas and a half double glazed door leading to the porch at the side of the property.

### Porch

The enclosed porch has a half opaque double glazed door leading out to the drive at the side of the bungalow and double glazed windows to three sides.

### Inner Hall

Hatch with ladder leading to a part boarded loft with lighting, two power points in the hall, a built-in storage cupboard with a shelf and hanging rail and carpeted flooring.

### Bedroom 1

12'1" x 9'4" approx (3.68m x 2.84m approx)

Double glazed window with rail and curtains to the rear, radiator, carpeted flooring and eight power points with brushed stainless steel fittings.

### Bedroom 2

10'2" x 7'3" approx (3.10m x 2.21m approx)

Double glazed window with rail and curtain to the rear, radiator and six power points with brushed stainless steel fittings.

### Shower Room

The shower room is fully tiled and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, low flush w.c. with a concealed cistern and a surface over with a cupboard below, sink with a mixer tap and a double cupboard

under, chrome ladder towel radiator, opaque double glazed window and an extractor fan.

### Outside

At the front of the property there is a block edged tarmacadam drive which runs down the right hand side of the bungalow to the garage which is positioned at the rear and the drive provides off road parking several vehicles. There is a low level wall to the front and right hand boundary with lawns to the front of the bungalow and slabbed paths leading from the drive and pavement to the front door and there is an outside light by the front door. Between the garage and the bungalow there is a wooden gate and fence which provides access to the rear garden.

At the rear there is a slabbed pathway with two paths leading to the bottom of the garden where there is a shed behind the garage and a further slabbed area to sit and enjoy outside living. There is brickwork and fencing to the boundaries and brick edged borders to two sides of the garden which are barked and planted with various herbaceous plants and bushes.

### Shed

8' x 6' approx (2.44m x 1.83m approx)

The shed is positioned behind the garage with a slabbed area at the front.

### Garage

16'6" x 7'1" approx (5.03m x 2.16m approx)

The brick detached garage has a pitched tiled roof, an up and over door at the front, power and lighting, shelving and a bench and storage in the roof space.

### Directions

Proceed out of Long Eaton along Main Street and at the traffic island by The Tappers Harker continue straight over onto Fields Farm Road. Take the second Bosworth Way turning on the left and second right into Rush Leys.  
8591AMMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

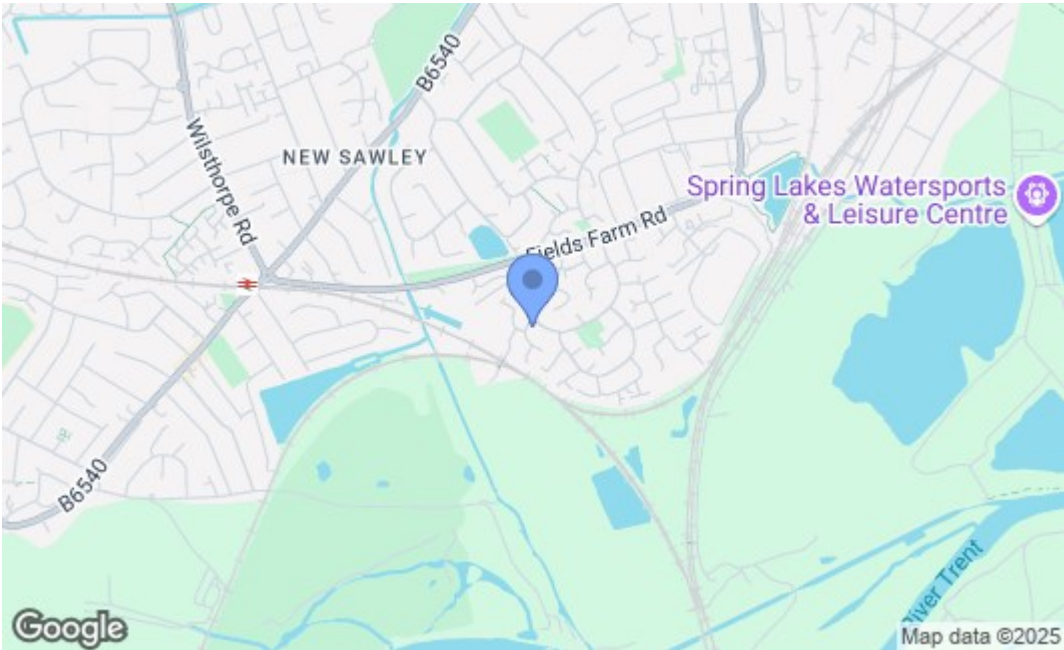
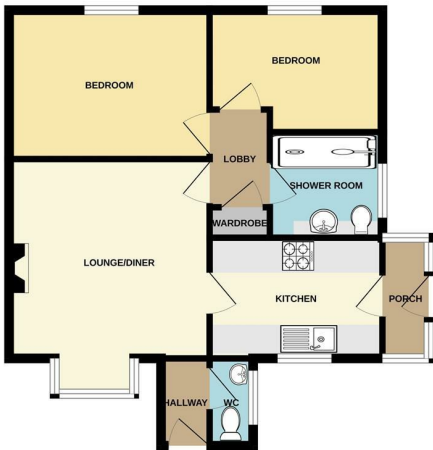
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(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 <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		
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.