Quantock Road,
Long Eaton, Nottingham
NG10 4GZ

£230,000 Freehold

THIS IS A TWO BEDROOM DETACHED BUNGALOW POSITIONED ON A LARGE PLOT WITH A GARAGE.

Robert Ellis are delighted to offer to the market this detached bungalow situated in this popular part of Long Eaton on Quantock Road. The property stands fantastically well from the front aspect and has a beautifully lawned front garden with access via a driveway to the single garage, front door and rear garden.

The property is constructed of brick to the external elevations all under a tiled roof and offers great size accommodation throughout. The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, living room with dual aspect windows maximising natural light and the fitted kitchen. There are two good sized bedrooms, both with fitted wardrobes and the bathroom. The property is conveniently located for a range of local shops and amenities in addition to link roads such as the A52 and M1 to Nottingham and Derby.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores, as well as many other retain outlets. There are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, walks in the nearby countryside and the transport links include Junction 25 of the M1 which is only a few minutes drive away, 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.

Entrance Hall
Double glazed door to the side, coving to the ceiling, doors to:

Kitchen
7'11 x 9'8 approx (2.41m x 2.95m approx)
Double glazed windows to the front and side, wall and base units with work surfaces over, inset stainless steel sink and drainer, space for a fridge freezer, plumbing for a washing machine and space for a cooker.

Lounge
17' x 10'9 to 12'10 approx (5.18m x 3.28m to 3.91m approx)
Double glazed windows to the front and side, radiator, coving to the ceiling, gas fire and door to the hall.

Inner Hallway
Loft access hatch and doors to:

Bedroom 1
10'5 x 9'11 approx (3.18m x 3.02m approx)
Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2
8'7 x 7'10 approx (2.62m x 2.39m approx)
Double glazed window to the rear and a radiator.

Bathroom
Three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, part tiled walls, double glazed window to the side and a radiator.

Outside
To the front of the property there is a lawned garden, driveway to the front door and to garage. Secure gate leading to the rear garden.

The rear garden has been designed for low maintenance with gravel and enclosed with panelled fencing.

Garage
Up and over door to the front, power and light.

Directions
Proceed out of Long Eaton along Derby Road and at the Wilsthorpe island turn right onto Petersham Road, left onto Cheviot Road continuing along where Quantock Road can be found as a turning on the left and the property is situated on the left hand side.
8550AMCO

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
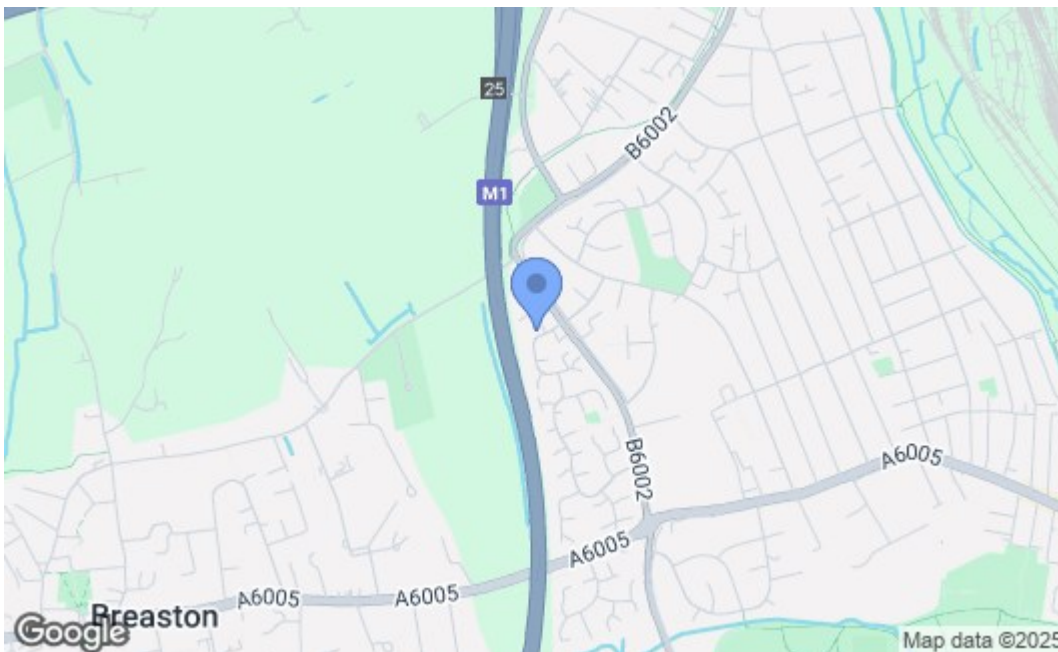Flood Risk – No, surface water
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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look no further...

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ESTATE AGENTS
GROUND FLOOR

KITCHEN

LOUNGE

ENTRANCE HALL

STORAGE | STORAGE

GARAGE

BATHROOM

LOBBY

WARDROBE

BEDROOM

BEDROOM

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC

Breaston

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