

# Robert Ellis

*look no further...*



The Hollows,  
Long Eaton, Nottingham  
NG10 2ES

**£349,995 Freehold**

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THIS IS A THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Being situated at the end of The Hollows on the outskirts of Long Eaton, this three bedroom detached bungalow was originally built by Westerman Homes and over the years has been maintained to an extremely high standard and has had a large conservatory extension added at the rear. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the South Westerly facing rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area 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 an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefit of having gas central heating and double glazing. The property is entered through a fully enclosed porch with an internal part glazed door taking you to the reception hall, from which doors lead into the through lounge, which includes a dining area and has French doors leading to the conservatory, the kitchen has wood grain effect wall and base units and again has a door taking you to the conservatory, the three double bedrooms are positioned to the left hand side of the bungalow, the bathroom has been changed into a shower room and there is also a most useful separate w.c. Outside there is an adjoining brick garage to the right hand side which can be accessed at the rear from the conservatory, a driveway and off road parking at the front for a number of vehicles and at the rear there is the private South Westerly facing garden which has a block paved patio/seating area leading onto a lawned garden which is kept private by having fencing and hedging to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the nearby open countryside and 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.





### Porch

Fully enclosed porch having a leaded double glazed door and leaded double glazed windows to the front and sides with quarry tiled flooring, panelled ceiling with an outside light and there is a wooden front door with two inset glazed panels leading to:

### Reception Hall

Georgian glazed door with a glazed side panel leading into the lounge and a Georgian glazed door to the kitchen, dado rail to the walls, cornice to the wall and ceiling, hatch to the loft, radiator and the boiler and hot water tank are housed in an airing/storage cupboard.

### Lounge/Dining Room

21'9 × 13'7 approx (6.63m × 4.14m approx)

This large main reception room has a double glazed leaded bay window to the front and double glazed leaded French doors leading to the conservatory at the rear, open fireplace with an Adam style surround with an inset and hearth, cornice to the wall and ceiling, four wall lights and two radiators.

### Kitchen

9'9 × 9'3 approx (2.97m × 2.82m approx)

The kitchen is fitted wood grain effect finished wall and base units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with space for a dishwasher, cupboards and drawers below, space for an upright oven, L shaped work surface with space for a fridge and cupboards under, upright shelved pantry cupboard, matching eye level wall cupboards and shelving, hood over the cooking area, tiling to the walls by the work surface areas, radiator, cornice to the wall and ceiling, extractor fan, Georgian glazed door leading into the hall, half double glazed door leading to the conservatory and a double glazed window looking through into the conservatory.

### Conservatory

24' × 12'1 to 8'8 approx (7.32m × 3.68m to 2.64m approx)

The conservatory extends across the rear of the property and has double glazed, double opening French doors with fitted roller blinds leading out to the private rear garden and double glazed windows to the rear and side, all with fitted vertical blinds and there is a polycarbonate vaulted roof with fitted blinds to three sides, wall mounted heater, tiled flooring, a door leading into the adjoining garage and there is a fitted surface with a housing for an automatic washing machine, cupboards and drawers below.

### Bedroom 1

12'7 × 12'2 approx (3.84m × 3.71m approx)

Double glazed leaded window to the rear, radiator, two wall lights by the bed position and cornice to the wall and ceiling.

### Bedroom 2

13'5 × 9'8 approx (4.09m × 2.95m approx)

Double glazed leaded window to the front, radiator and cornice to the wall and ceiling.

### Bedroom 3

9'8 × 7'5 approx (2.95m × 2.26m approx)

Double glazed leaded window to the front, radiator and cornice to the wall and ceiling.

### Shower Room

The shower room has a large walk-in shower with a Mira electric shower, tiling to three walls and a protective glazed screen, hand basin set on a surface with a double cupboard under, low flush w.c., the walls are fully tiled, opaque double glazed window, cornice to the wall and ceiling, extractor fan, radiator with a towel rail over and a double built-in shelved cupboard with a tiled surface.

### Separate w.c.

Having a white low flush w.c. and hand basin with a tiled splashback and tiled surface to the side, opaque double glazed window, radiator, cornice to the wall and ceiling and a door with two high inset glazed panels to the hall.

### Outside

At the front of the property there is a block edged tarmacadam driveway and car standing area which provides off road parking for a number of vehicles, there is a pebbled area in front of the bungalow and a hedge to the front boundary, a gate to the left hand side which provides access to the rear garden and there is an outside light by the front door.

The rear garden is South West facing and has a block paved patio/seating area extending across the rear of the property with there being a pebbled bed and a good size lawned garden with beds to three sides. The garden is kept private by having fencing and natural screening to the boundaries which includes coniferous hedging to the rear and right hand side, an outside tap is provided at the side of the bungalow and there is external lighting at the rear and behind the garage there is a storage area where there is a water butt and a double garden toll storage shed.

### Garage

16'10 × 8'9 approx (5.13m × 2.67m approx)

The adjoining brick garage has a pitched tiled roof, an up and over door to the front, double glazed window to the rear, UPVC door leading into the conservatory, storage in the roof space, power and lighting is provided, fitted shelving to one wall and the garage provides an ideal place to house a freezer and additional appliances.

### Directions

Proceed out of Long Eaton along the main Nottingham Road turning right into Station Road and left into The Hollows.

8538AMMP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

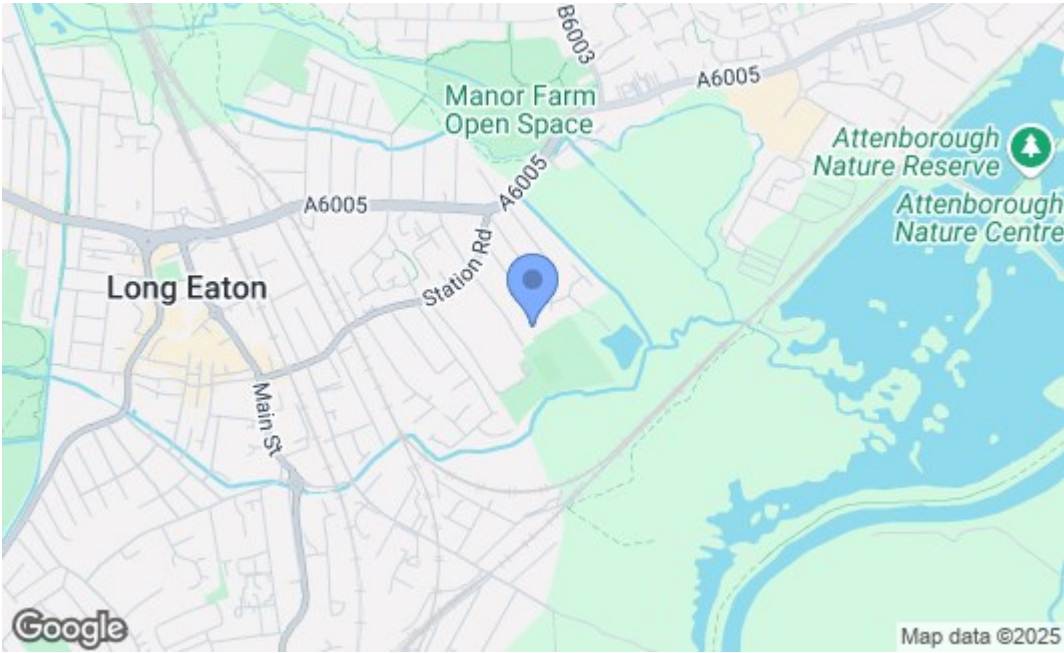
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.