



Langdale Drive,
Long Eaton, Nottingham
NG10 3PQ

£170,000 Freehold



A SEMI DETACHED BUNGALOW POSITIONED ON A QUIET ROAD AT THE END OF LANGDALE DRIVE BEING SOLD WITH NO UPWARD CHAIN!

Being situated in this very quiet location on the edge of the popular Dales Estate, this two bedroom semi detached bungalow offers a lovely home which over recent years has had the kitchen and bathroom re-fitted, a new boiler installed and also has a new electric consumer unit. The property is being sold with the benefit of no upward chain and for the size of the accommodation included, we recommend interested do take a full inspection so they can see the whole property for themselves. The property benefits from having a detached garage positioned at the rear and it also has a very private and secluded rear garden which provides several places for people to sit and enjoy outside living. 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 for people to live.

The property was originally constructed by Wimpey Homes and has brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits of gas central heating and double glazing and is entered through a recently fitted stylish composite front door into the reception hall where there are two built-in cloak cupboards, one of which houses the boiler and there is a door leading into the lounge/sitting room, off which there is the re-fitted kitchen which has ranges of wall and base units and integrated cooking appliances. There is then an inner hall that provides access to the two bedrooms, the main bedroom is fitted with built-in bedroom furniture and the second bedroom has been used more recently as a sitting room and has double glazed double opening French doors leading out to the private rear garden, but could easily be used again as a bedroom. The shower room has also been re-fitted over recent years and has boarding to the walls and a mains flow shower system. Outside there is a mature garden at the front of the house and a drive leading down the left hand side to the garage that is positioned to the rear. There is access at the bottom of the drive to the rear garden where there are further slabbed patio areas with the garden being kept private by having fencing to the boundaries.

The property is within easy reach of all the amenities and facilities provided by Long Eaton which includes Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the open space next to the property and the 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.



Entrance Hall

3'4 × 1'7 approx (1.02m × 0.48m approx)

The entrance hall has a composite front door, carpeted flooring, ceiling light, a built-in cupboard housing a Worcester Bosch boiler with a second built-in shelved storage cupboard, wall mounted radiator, hatch with ladder leading to the loft which has a light, wall mounted electric consumer unit and opaque glazed door leading into:

Lounge Diner

15'9 × 10'3 approx (4.80m × 3.12m approx)

The spacious lounge diner has a double glazed upvc window to the front, feature stone fireplace with a TV plinth to the right hand side and a shelf to the other side, radiator, cornice to the wall and ceiling and two wall lights.

Kitchen

7'9 × 5'3 approx (2.36m × 1.60m approx)

The kitchen was replaced approx 5 years ago and has grey fronted units with a stainless steel sink having mixer taps, two ring hob set in a work surface which extends to three sides and has space for a fridge and automatic washing machine, cupboards and drawers below, oven with cupboard above and below, matching eye level wall units, hood over the cooking area, tiling to the walls by the work surface areas, tiled flooring and a double glazing window to the front.

Inner Hall

With carpeted flooring, ceiling light and doors to the shower room and two double bedrooms:

Bedroom One

13'4 × 8'9 approx (4.06m × 2.67m approx)

The main bedroom has a double glazed window overlooking the rear garden, fitted wardrobes to one corner of the room with drawers to one side, fitted headboard by the bed position with cupboards to either side and cupboards over, radiator and cornice to the wall and ceiling.

Bedroom Two

10'6 × 7'4 approx (3.20m × 2.24m approx)

Over recent years the second bedroom has been used as a dining/sitting room but could easily be again used as a bedroom. From this room there are double opening French doors leading out to the rear garden, a radiator and cornice to the wall and ceiling.

Shower Room

the shower room was re-fitted over the past few ye (the shower room was re-fitted over the past few ye)

The shower room was re-fitted over the past few years and has shower boarding to the walls and has a shower with a mains flow shower system and a protective glazed screen, hand basin with a mixer tap and cupboard under, low flush w.c., opaque double glazed window, radiator, panelling to the ceiling and mirror to one wall.

Outside

At the front of the property there is a lawned area with borders to the sides and natural screening to the right hand boundary and a picket fence to the front and left hand side with a gate leading from the drive onto the garden. The drive extends down the left hand side of the property

where there are double wrought iron gates providing access to the garage. The entrance door is at the side of the bungalow and this has a ramp from the drive leading to the front door to enable wheelchair access, but this could be easily removed if not required by a new owner. Between the garage and the bungalow there is a gate that provides access to the rear of the property.

The rear garden provides a very private and secluded area to enjoy outside living and the garden has been landscaped to help keep maintenance to a minimum with there being a slabbed patio to the immediate rear of the bungalow, there is a further ramp leading to the French doors from the second bedroom/dining room and there is a slabbed pathway leading to a further paved area at the bottom of the garden with the garden being kept private by having fencing to the side and rear boundaries.

Garage

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

The detached garage has an up and over door to the front and a window to the side.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road, second right onto Langdale Drive and follow the road to the end where the private road can be found on the left with the property identified by our for sale board.

8664JG

Council Tax

Erewash borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, Three, Vodafone, 02

Sewage – Mains supply

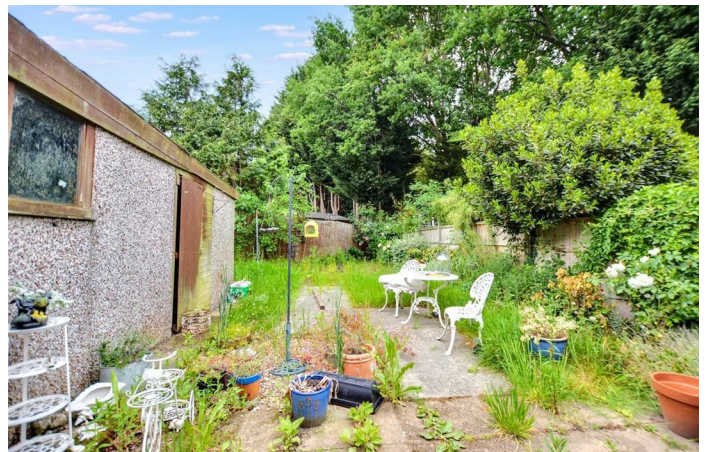
Flood Risk – No, surface water low

Flood Defenses – No

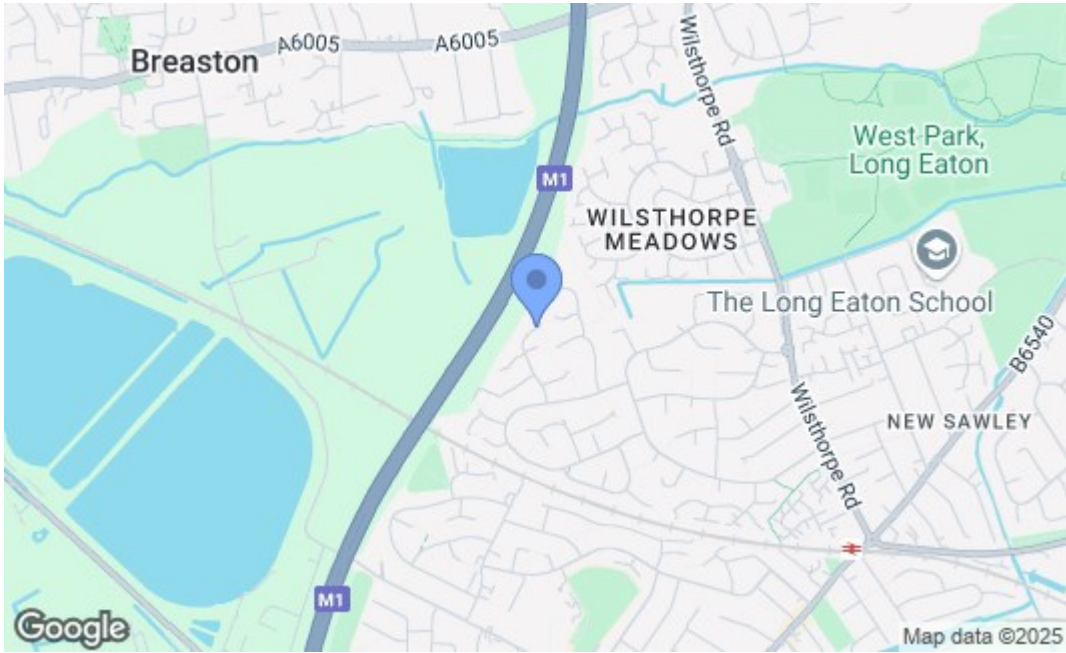
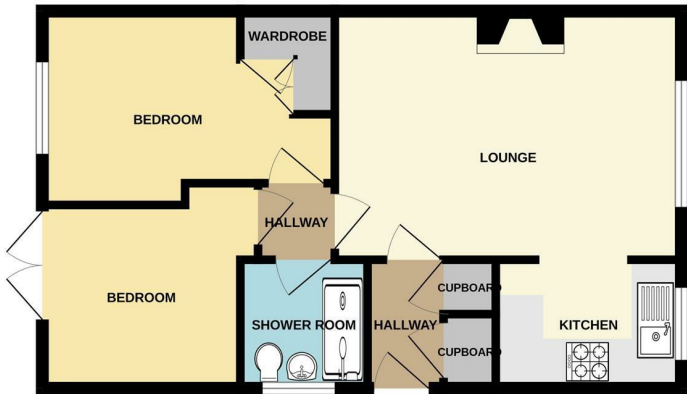
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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.