



Collingwood Road,  
Long Eaton, Nottingham  
NG10 1DR

**£240,000 Freehold**





#### A TWO BEDROOM DETACHED BUNGALOW WITH A GARAGE.

Robert Ellis are delighted to offer to the market this detached bungalow situated in a highly popular and desirable location, this bungalow offers a fantastic opportunity for those seeking a comfortable and spacious home. Located on the ever popular Collingwood Road, the property benefits from ample off-road parking, a detached garage, and a generous sized rear garden, making it an ideal choice for those looking for a blend of convenience and space. The bungalow features a large, light-filled lounge that stretches over 16 feet, creating a welcoming and versatile space for both relaxation and entertaining. The kitchen, positioned at the rear of the property, offers a pleasant view of the generous-sized garden – a perfect spot for outdoor living and gardening enthusiasts. This property enjoys easy access to local bus routes, making commuting a breeze, as well as being within close proximity to local shops and amenities, providing everything you need within a short distance. With its spacious living areas, ample parking, and great location, this bungalow is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

This detached bungalows occupies a good sized plot including a detached garage. Internal accommodation briefly comprises of an entrance hall, lounge, inner hallway, two bedrooms, bathroom and a kitchen to the rear aspect.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus that takes you to Castle Donington and the Airport, there are 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 front, laminate flooring, radiator and door to:

### Lounge

16'11 x 10'6 approx (5.16m x 3.20m approx)

Double glazed window to the front, gas fire with hearth and mantle, double glazed window to the side.

### Kitchen

Double glazed window to the rear, matching wall and base units with work surfaces over, double glazed door to the side, stainless steel sink and drainer, integrated electric oven, five ring gas hob and extractor over, space for a fridge freezer, plumbing for a washing machine, tiled floor, coving and a radiator.

### Inner Hallway

Loft access with loft ladder and radiator.

### Bedroom 1

10'6 x 14'5 approx (3.20m x 4.39m approx)

Double glazed window to the rear, fitted wardrobes, drawers and a radiator.

### Bedroom 2

9'1 x 8'10 approx (2.77m x 2.69m approx)

Double glazed window to the side, radiator and coving.

### Bathroom

Double glazed window to the side, low flush w.c., pedestal wash hand basin, panelled bath with shower over and tiled floor.

### Outside

To the front of the property there is ample off road parking and access to the rear.

The rear garden is designed for low maintenance with a lawn on a tiered level, patio area and enclosed with panelled fencing.

### Garage

Detached garage with an up and over door to the front, rear pedestrian door, power and light.

### Directions

Proceed out of Long Eaton along Tamworth Road passing the fire station on the right hand side. Take the left hand turning into Nelson Street which then turns into Collingwood Road.

8699AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

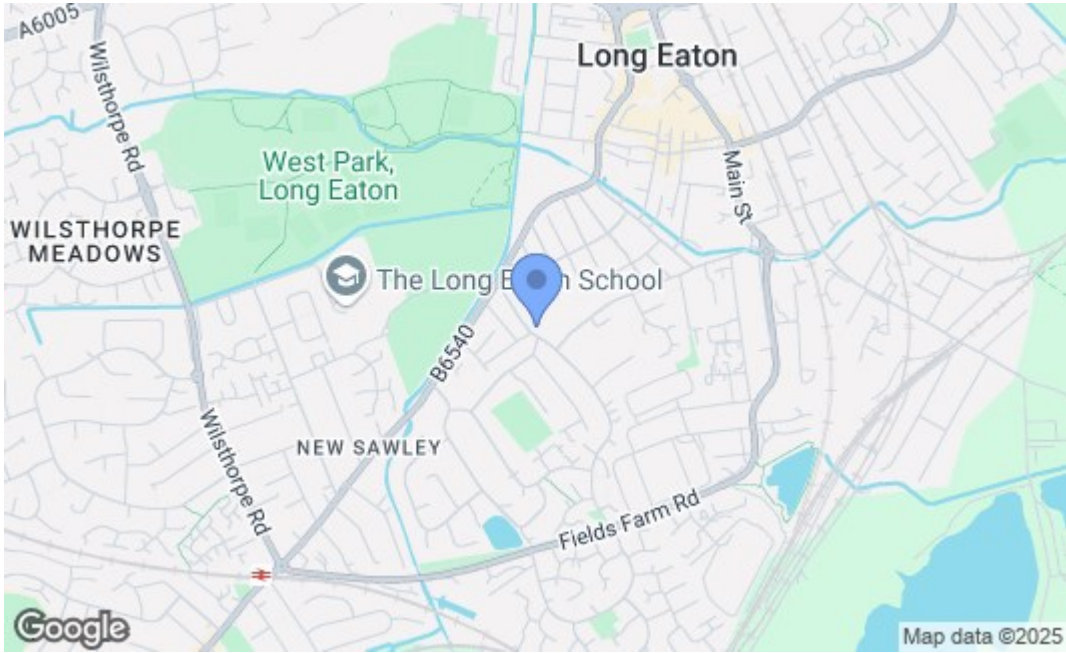
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



We only intend to use this plan to show the general layout of the property and not to be relied upon for exact measurements. The plan is not to scale and is not intended to be used for any other purpose. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose.



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 <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.