



Bosworth Way,  
Long Eaton, Nottingham  
NG10 1EA

**£225,000 Freehold**



A TWO BEDROOM DETACHED BUNGALOW FOUND ON THE POPULAR FIELDS FARM DEVELOPMENT.

Robert Ellis are pleased to offer to the market this DETACHED BUNGALOW situated on Bosworth Way, set within the popular Fields Farm Estate, this well maintained two bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts double glazing throughout and gas central heating. Upon entry, you'll be greeted by a spacious layout with a cozy living area and a practical design. Both bedrooms are well-sized with the second bedroom providing access to the rear garden. The bungalow also features a separate WC, conveniently located at the front of the property, adding to the overall practicality of the home. Outside, the property is set on a generous plot with ample off-road parking to the front, ideal for multiple vehicles. The enclosed rear garden offers a peaceful retreat with a greenhouse, perfect for gardening enthusiasts or those seeking a tranquil outdoor space. Located in a highly desirable residential area, this home is just a stone's throw away from local shops, amenities, and excellent transport links, including nearby bus routes and a train station.

This property would make an ideal home for anyone looking downsize but also potential for a first time buyer, or those looking for a low-maintenance, easy-living option. Early viewing is highly recommended to appreciate all this charming bungalow has to offer.

This detached bungalow is a must view to avoid disappointment. Internal accommodation briefly comprises of an entrance hall, WC, storage, living room with dual aspect windows, modern kitchen, an inner hallway, wet room and two bedrooms.

As well as being within close proximity to the local shops provided by Long Eaton town centre, if required there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



### Hall

4'0" x 4'8" (1.23m x 1.44m)

The hall has wood-effect flooring, a storage cupboard and a single UPVC door providing access into the property.

### W/C

2'11" x 5'10" (0.89m x 1.78m)

This space has a low-level flush W/C, a wall mounted wash basin with a tiled splashback, a wall mounted fuse box, a radiator, wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

### Living Room

10'2" x 21'10" (3.12m x 6.67m )

The living room has a bow window, wood-effect flooring, a feature fireplace with a brick surround, a TV point, two radiators and a UPVC double-glazed window to the front elevation.

### Kitchen

7'10" x 9'6" (2.40m x 2.92m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap, an integrated oven with a gas hob and an extractor hood, space for a fridge, space and plumbing for a washing machine, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

### Bedroom One

11'8" x 8'11" (3.57m x 2.73m)

The first bedroom has a wood-effect flooring, a radiator and UPVC double-glazed window to the rear elevation.

### Bedroom Two

10'0" x 9'3" (3.07m x 2.83m)

The second bedroom has wood-effect flooring, a radiator and UPVC double French doors leading out to the rear garden.

### Bathroom

6'0" x 7'4" (1.85m x 2.24m)

The bathroom has a vanity-style combined bathroom suite with a low-level dual-flush W/C with a wash basin, storage units and a counter top, an accessible walk-in shower with

an electric shower fixture, a radiator, tiled flooring, tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

### Outside

To the front of the property there is an open garden with a lawn and a driveway, which leads to the detached single garage.

To the rear of the property is a good-sized enclosed garden with a lawn, a range of plants and shrubs, fence panelling and brick boundaries.

### Garage

Brick detached garage with an up and over door to the front.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn left onto Fields Farm Road. Turn right into Bosworth Way and the property can be found on the right.

8805CO

### 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 flooding in the past 5 years

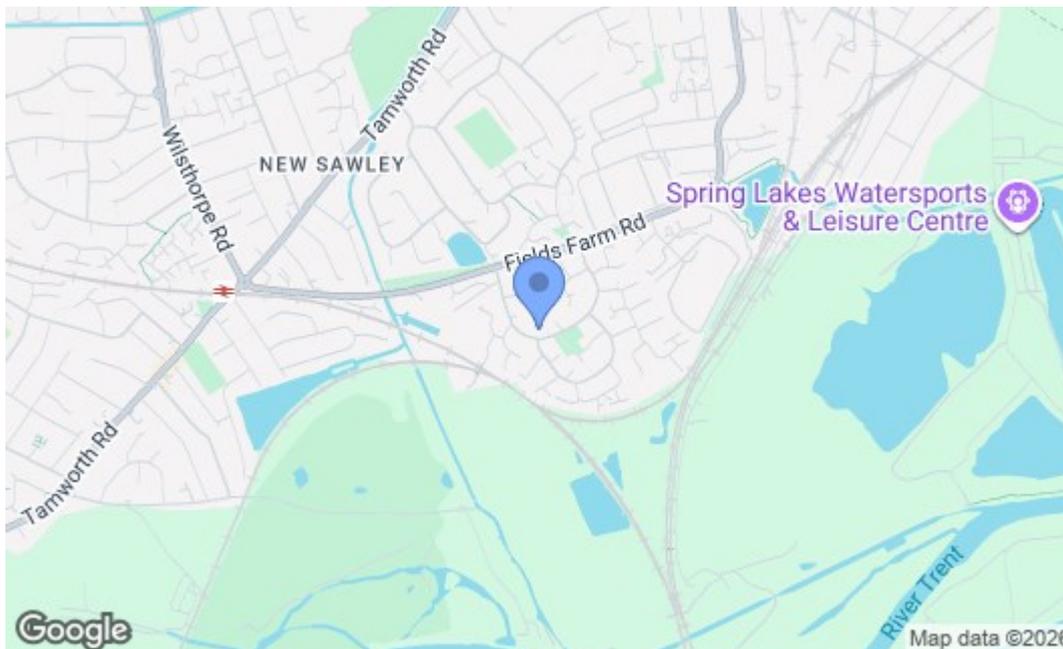
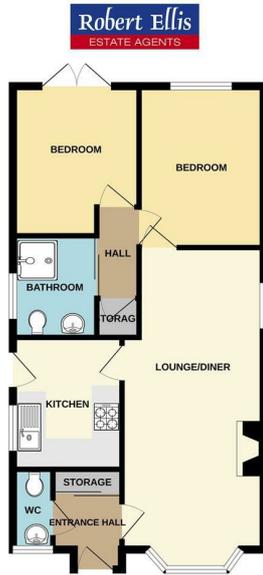
Flood Defenses – No

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			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.