



Cranfleet Way,  
Long Eaton, Nottingham  
NG10 3RJ

**£170,000 Leasehold**



A TWO BEDROOM END TERRACED BUNGALOW FOR THE OVER 60s, SITUATED WITHIN THE SOUGHT AFTER PENNYFIELDS DEVELOPMENT AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well maintained end terraced bungalow, located on Cranfleet Way within the popular Pennyfields development. Offering comfortable single level living, the property is ideal for those looking to downsize whilst enjoying a welcoming community environment.

The accommodation comprises a spacious lounge, fitted kitchen, two bedrooms, with the principal bedroom benefitting from fitted wardrobes, and a modern shower room. An internal viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Residents of the development also have the added benefit of a community centre, providing an excellent opportunity for socialising and taking part in a range of activities. Being offered to the market with no onward chain, this property represents an excellent opportunity for purchasers seeking low maintenance living in a convenient and highly regarded location.

The property is within easy reach of shopping and healthcare facilities with a medical centre and Tesco Extra a short walk away, Asda, Tesco, Aldi and Lidl stores, along with many other retail outlets can be found in nearby Long Eaton which is a few minutes drive away, there are sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, laminate flooring, loft access, storage heater, storage cupboard, doors to:

### Living Room

12'3 x 13'3 approx (3.73m x 4.04m approx)

Double glazed sliding patio doors to the rear, electric fire with hearth and mantle, storage heater and door to:

### Kitchen

9'4 x 6'4 approx (2.84m x 1.93m approx)

Double glazed window to the front, matching wall and base units with integrated four ring induction hob, part tiled walls, washing machine, stainless steel sink and drainer, storage cupboard and space for a fridge freezer.

### Bedroom 1

9'10 x 10' max approx (3.00m x 3.05m max approx)

Double glazed window to the rear, storage heater, fitted wardrobes and overhead storage.

### Bedroom 2

6'8 x 10'1 approx (2.03m x 3.07m approx)

Double glazed window to the front, radiator.

### Shower Room

Obscure double glazed window to the front, double shower cubicle with wall mounted electric shower, low flush w.c., pedestal wash hand basin, fully tiled walls and laminate flooring.

### Outside

To the front of the property there is a hedge to the boundary with shrubs to the borders and pathway to the front entrance door.

To the rear there is a paved patio and lawned garden area.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. After passing the first mini island take the next turning on the right hand side into Cranfleet Way. The property is just passed the first road on the left as identified by our for sale board.

9440CO

### Agents Notes

There are AI photos on this property.

The property is leasehold with a 124 year lease which commenced 23.6.99.

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 50mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

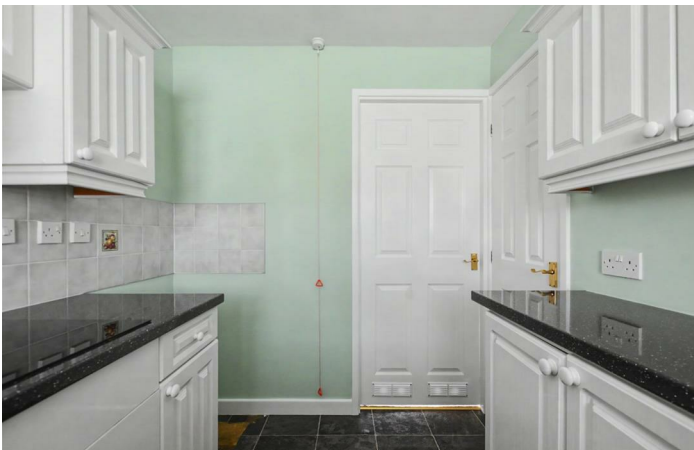
Flood Risk – No flooding in the past 5 years

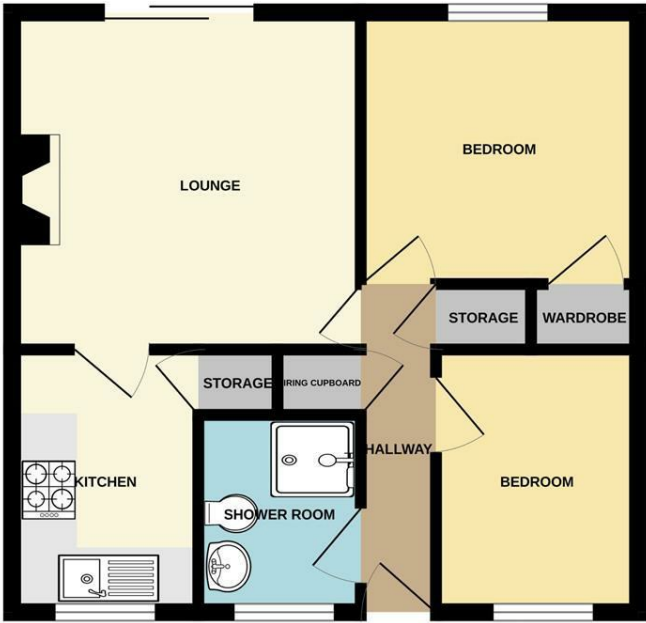
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         | 81                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         | 67                      |
| (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.