



Lawrence Street,  
Long Eaton, Nottingham  
NG10 1JY

**£210,000 Freehold**



A TWO BEDROOM DETACHED BUNGALOW WITH A CONSERVATORY WITHIN WALKING DISTANCE TO THE TOWN CENTRE.

Robert Ellis are delighted to bring to the market this two bedroom detached bungalow which is positioned within walking distance to Long Eaton town centre. The property offers off road parking which is both ideal and rare for a property set so close to town. There is a great sized low maintenance rear garden which is has enclosed borders. The property is ideally positioned for the local shops and amenities whilst internally, also offering two double bedrooms and a conservatory overlooking the rear garden. The kitchen/diner stretches in excess 18' and a good size lounge is accessed via the hallway and kitchen diner.

The property benefits from gas central heating and double glazing and accommodation briefly comprises of an entrance hall with two storage cupboards, two double bedrooms, kitchen diner, four piece bathroom, living room and conservatory. Externally, there is a low maintenance rear garden and off road parking.

The property is within a few minutes walk of the Asda, Tesco and Aldi stores and many other retail outlets found in the centre of Long Eaton, there are various pubs and restaurants, healthcare and sports facilities which includes the well regarded Clifford Gym and the West Park Leisure Centre and adjoining playing fields, there are walks along the Erewash Canal which is found at the end of Lawrence Street and the excellent transport links which serve the area include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed side entrance door, laminate flooring, radiator, loft access, two built-in storage cupboards and doors to:

### Lounge

11'9" x 13'3" approx (3.58m x 4.04m approx)

Double glazed window to the side, radiator, laminate flooring, wall mounted gas fire and door to:

### Conservatory

10'10" x 9'11" approx (3.30m x 3.02m approx)

Laminate flooring, radiator and double glazed doors to the rear garden.

### Kitchen Diner

19' x 9'1" approx (5.79m x 2.77m approx)

Double glazed window to the rear, double glazed window to the side, matching range of wall and base units with roll edged work surfaces over, part tiled walls, laminate flooring, stainless steel sink and drainer, space for a washing machine, space for a fridge freezer, space for a cooker, extractor fan and wall mounted boiler.

### Bedroom 1

13' x 11'8" approx (3.96m x 3.56m approx)

Double glazed window to the front and a radiator.

### Bedroom 2

9'1" x 13' approx (2.77m x 3.96m approx)

Double glazed window to the front and a radiator.

### Bathroom

Double glazed window to the side, tiled bath, low flush w.c., pedestal wash hand basin, double shower cubicle with shower, fully tiled walls and a radiator.

### Outside

To the front of the property there is off road parking which continues down the side of the house. To the rear there is a patio area, gravelled area, outside tap, fencing and brick wall to the boundaries, side gate to the front.

### Directions

Proceed out of Long Eaton along Tamworth Road taking the turning on the right hand side into Regent Street and

then left onto Lawrence Street.  
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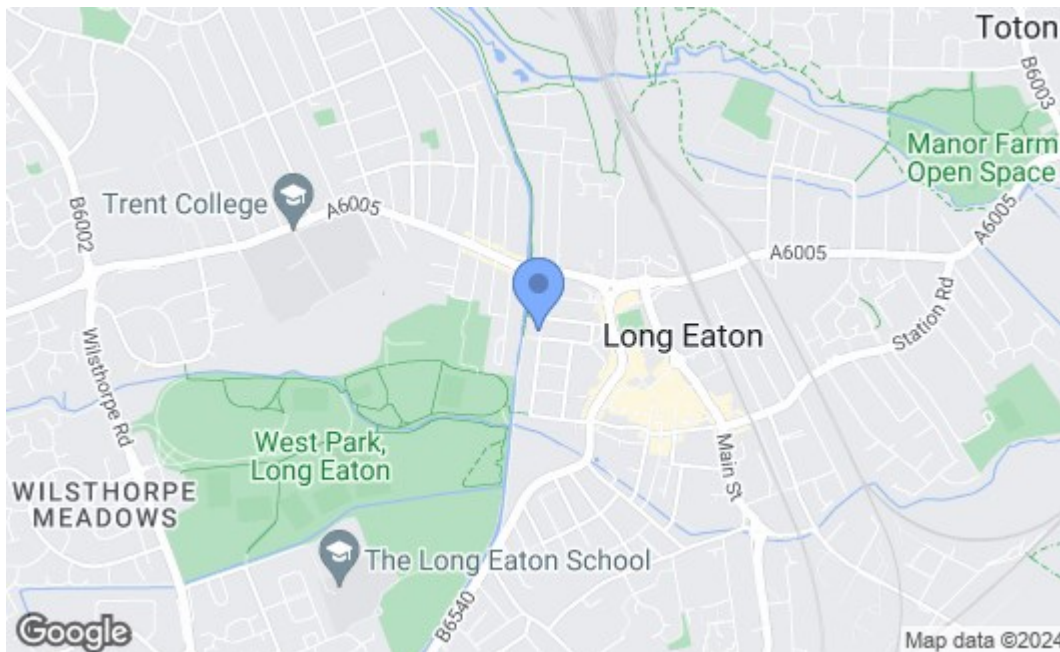
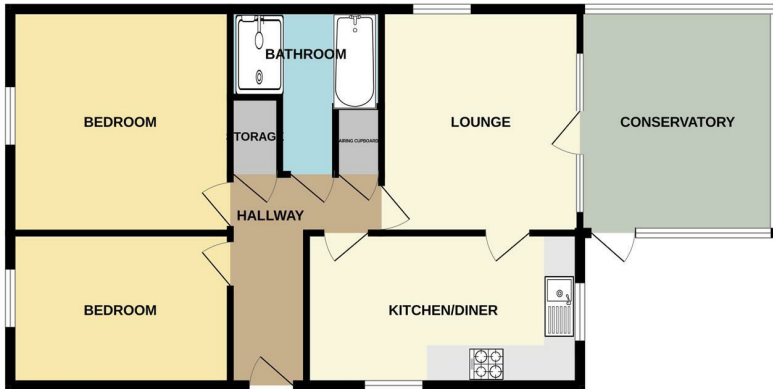
### Council Tax

Erewash Borough Council Band B





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.