

HoldenCopley

PREPARE TO BE MOVED

Owen Avenue, Long Eaton, Nottinghamshire NG10 2FS

Guide Price £280,000

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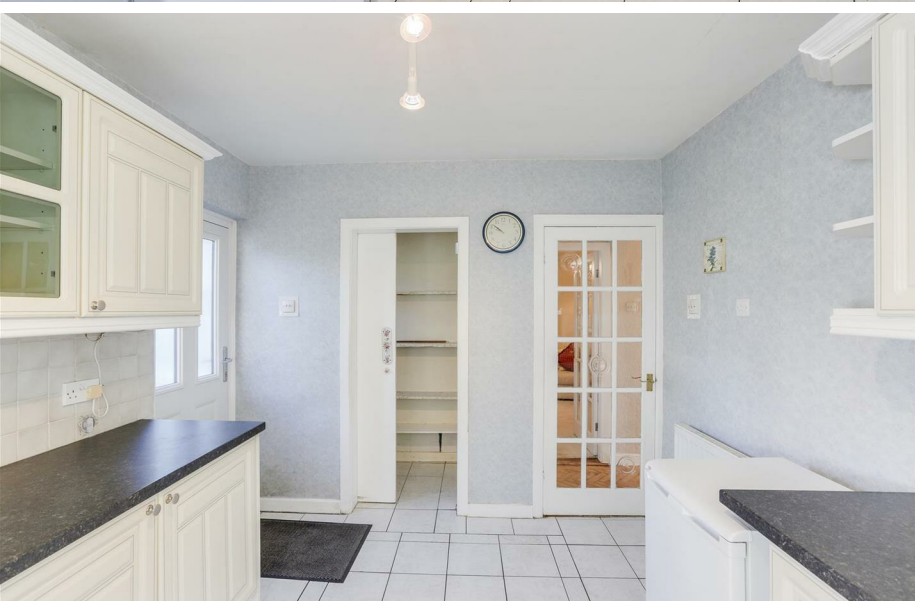
GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

This spacious detached bungalow is ideally situated just a short distance from Spring Lakes Water Sports and Leisure Centre, offering a fantastic opportunity for buyers looking for comfortable single-storey living. The property is set back from the road and features a welcoming porch that leads into a generous entrance hall, providing access to the well-laid-out interior. The living room seamlessly flowing into the dining room, which is perfect for both everyday meals and entertaining. From the dining room, double French doors open into a spacious conservatory, a lovely spot to relax while enjoying views of the garden. The conservatory also features double French doors that provide direct access to the rear garden, creating a wonderful indoor-outdoor connection. The fitted kitchen is thoughtfully designed with ample storage and workspace, making it both practical and stylish. The bungalow benefits from a well-appointed three-piece bathroom suite, offering convenience and comfort. At the front of the property, there are two generously sized double bedrooms, both enjoying plenty of natural light. The main bedroom is particularly charming, featuring a beautiful bay window that enhances the sense of space and character. Externally, the property boasts a well-maintained front garden with a neatly kept lawn, bordered by an array of mature plants, shrubs, and bushes that add to the home's curb appeal. A driveway provides off-road parking and leads to the garage, ensuring both convenience and security. The enclosed rear garden is a peaceful retreat, featuring a lawn surrounded by various established shrubs, bushes, and trees. The space is enclosed by a panel-fenced boundary, offering privacy while still feeling open and inviting. Additionally, the rear garden provides access to two useful outbuildings and the garage.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





ACCOMMODATION

Porch

4'5" x 2'3" (1.37m x 0.71m)

The porch has ceramic floor tiling, and double doors opening out to the front garden.

Entrance Hall

17'4" x 4'3" (max) (5.29m x 1.31m (max))

The entrance hall has Herringbone style flooring, fitted base cupboards, an in-built cupboard, and a composite door opening into the accommodation.

Living Room

14'2" x 12'4" (max) (4.33m x 3.77m (max))

The living room has carpeted flooring, a radiator, a TV point, a feature fireplace with a stone effect surround, coving to the ceiling, and open access into the dining room.

Dining Room

12'2" x 9'3" (3.72m x 2.84m)

The dining room has UPVC double glazed windows to the rear and side elevation, coving to the ceiling, carpeted flooring, and double French doors opening to the conservatory.

Conservatory

10'4" x 9'11" (max) (3.16m x 3.03m (max))

The conservatory has tiled flooring, a lantern skylight, full height UPVC double glazed surround, and double French doors opening out to the rear garden.

Kitchen

12'10" x 9'5" (3.92m x 2.88m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for an under counter fridge, a radiator, a tiled splash back, tiled flooring, a UPVC double glazed square bay window to the side elevation, a composite door opening to the rear garden, and access into the pantry.

Pantry

4'11" x 2'11" (1.51m x 0.89m)

The pantry has a UPVC double glazed obscure windows to the rear elevation, access into the boarded loft with lighting via a pull-down ladder, and tiled flooring.

Bedroom One

13'4" x 12'5" (4.08m x 3.79m)

The first bedroom has a UPVC double glazed bay windows to the front elevation, a radiator, a range of fitted wardrobes and dressing table, a radiator, and carpeted flooring.

Bedroom Two

9'9" x 9'3" (2.98m x 2.82m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

9'2" x 6'5" (max) (2.81m x 1.96m (max))

The bathroom has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a pedestal wash basin, a corner panelled bath with a handheld shower fixture, an in-built cupboard, a radiator with a chrome towel rail, floor-to-ceiling tiling, and tiled flooring.

Front

To the front of the property is a lawn with a planted border housing established plants, shrubs and bushes, a driveway to the garage, and access to the rear garden.

Garage

18'2" x 9'3" (5.56m x 2.82m)

The garage has a window to the side elevation, a door opening to the rear garden, lighting, electrics, ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a lawn, various planted shrubs, bushes and trees, a fence panelled boundary, and access to two outbuilding and the garage.

Outhouse One

5'6" x 2'10" (1.68m x 0.87m)

This space has ample storage, and a door opening to the rear garden.

Outhouse Two

5'4" x 2'10" (1.65m x 0.87m)

This space has ample storage, and a door opening to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

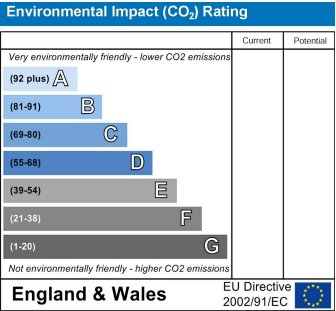
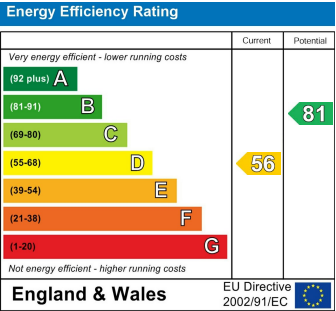
The vendor has advised the following:
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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