



Brendon Way,  
Long Eaton, Nottingham  
NG10 4JS

**O/I/R £245,000 Freehold**





A TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, GARAGE AND REAR GARDEN. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious two bedroom detached bungalow. Being found in a cul-de-sac and sitting on a corner plot, the property benefits from double glazing and gas central heating. With a conservatory to the rear and a garage, the property is ideal for a whole range of buyers. Call the office to arrange your viewing today.

In brief the property comprises of an entrance hallway with built-in storage cupboards, kitchen, lounge/diner, two bedrooms, conservatory and shower room. The property sits on a large mature corner plot and boasts off road parking with access into the brick built garage with power and lighting. Outside to the rear there is an enclosed garden with patio, lawn and mature shrubs.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, the property benefits from fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A52 and A50 with local train stations and East Midlands Airport being a short drive away.



### Entrance Hall

UPVC double glazed front door, built-in storage cupboard, vinyl flooring and ceiling light.

### Kitchen

9'2 x 7'5 approx (2.79m x 2.26m approx)

UPVC double glazed windows to the front and side, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a washing machine and dishwasher, integrated electric oven, hob and extractor fan over, space for a fridge freezer and ceiling light.

### Lounge/Dining Room

12'7 x 16'7 approx (3.84m x 5.05m approx)

UPVC double glazed bay window to the front, UPVC double glazed window to the side, laminate flooring, radiator, electric fire and ceiling light.

### Inner Hall

Laminate flooring, access into the loft.

### Shower Room

5' x 6'5 approx (1.52m x 1.96m approx)

Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c. pedestal wash hand basin, single enclosed shower unit and ceiling light.

### Bedroom 1

9'7 x 11'2 approx (2.92m x 3.40m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

### Bedroom 2

7'6 x 8'2 approx (2.29m x 2.49m approx)

Aluminium double glazed sliding doors leading to the conservatory, carpeted flooring, radiator and ceiling light.

### Conservatory

UPVC double glazed French doors and windows to the rear, vinyl flooring.

### Outside

The property sits on a corner plot with a garden to the front and to the rear a lawned garden with patio, mature shrubs and a greenhouse.

### Garage

Brick built garage with up and over door, power and lighting.

### Directions

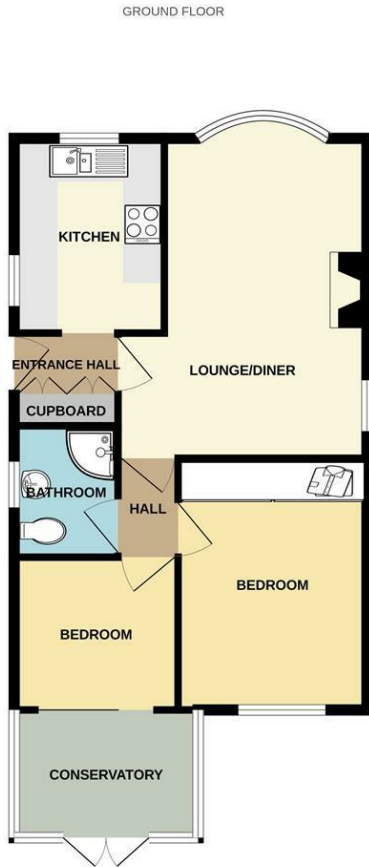
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Turn second left into Quantock Road and first right into Brendon Way. 7638AMRS

### Council Tax

Erewash Borough Council Band C



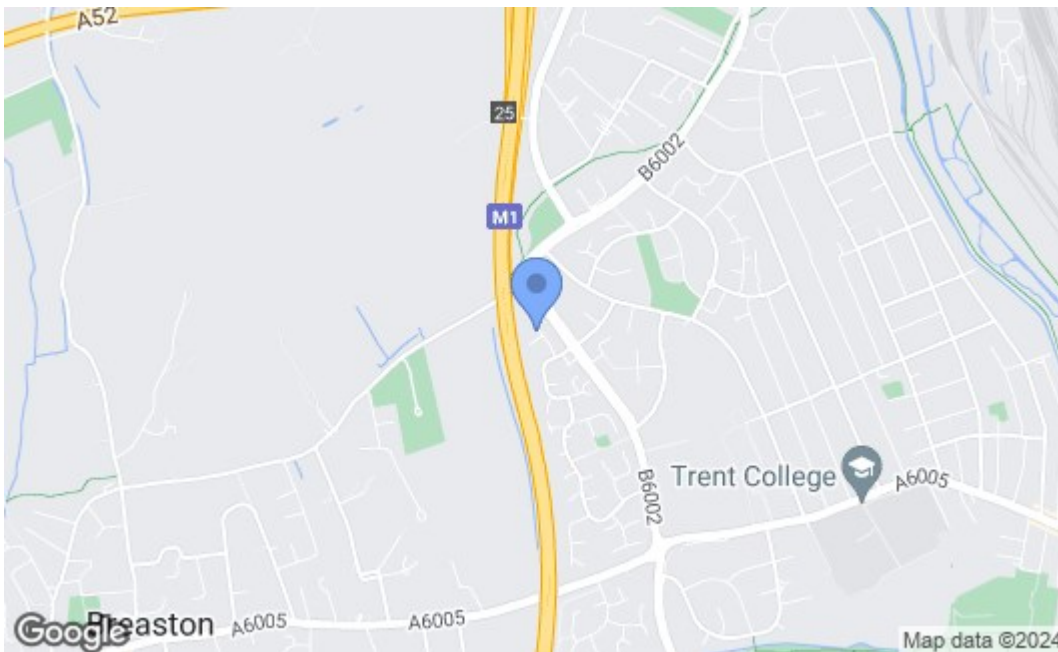




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.