



Glenfield Road,  
Long Eaton, Nottingham  
NG10 1AR

**£230,000 Leasehold**

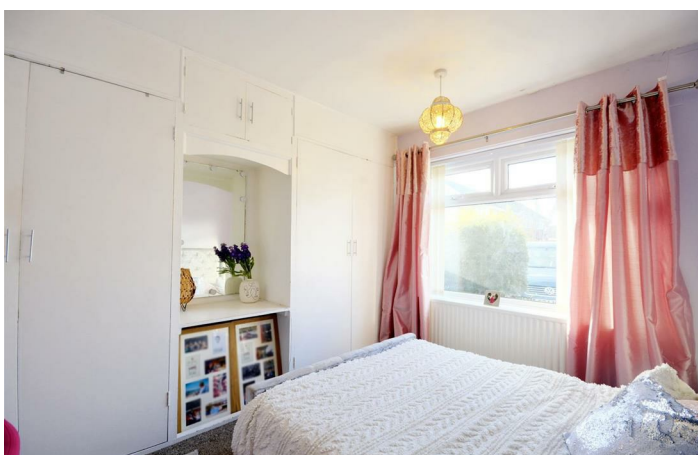


BEING SITUATED IN A QUIET CUL-DE-SAC, THIS THREE BEDROOM BUNGALOW IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Being located on Glenfield Road which is a quiet cul-de-sac on the outskirts of Long Eaton, this extended three bedroom semi detached bungalow provides a lovely home which is ready for immediate occupation, but would provide a new owner with the opportunity to stamp their own mark on their next property. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The bungalow is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge/sitting room which also provides a dining area and has patio doors leading out to the private rear garden, a well fitted kitchen which has ranges of oak finished wall and base units, there are the three bedrooms which are all of a good size and the shower room which includes a walk-in shower. Outside there is car standing and a driveway at the front of the bungalow and this provides access to the rear where there is a private garden with a patio, lawn with borders and fencing to the boundaries. When people view the property they will see there is a garage, but this is in the process of being removed which will create more space at the rear of the house for people to put a shed, summerhouse or other outbuilding, or simply use as a further patio/seating area.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are walks at nearby Trent Lock and open countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with tiled flooring and an opaque double glazed front door leading to:

## Reception Hall

Radiator, hatch to loft and wood panelled doors leading to:

## Lounge/Dining Room

16'10" x 10' approx (5.13m x 3.05m approx)

Double glazed patio doors with fitted blinds leading out to the rear garden, coal effect gas fire with back boiler set in a brick surround with a wooden top plinth to one side, a tiled hearth and pine panelling to the wall around the fireplace, cornice to the wall and ceiling and two radiators.

## Kitchen

11' x 9' approx (3.35m x 2.74m approx)

The kitchen has oak fitted units and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards, drawers and space for an automatic washing machine below, gas hob set in a work surface with oven, cupboards and shelving below, space for an upright fridge/freezer, matching eye level wall cupboards, display cabinet and shelving a hood over the cooking area, radiator, half double glazed door with a double glazed window to the side leading out to the rear garden with a further double glazed window with fitted blinds to the side of the kitchen, cornice to the wall and ceiling and a radiator.

## Bedroom 1

11' x 10' including wardrobes approx (3.35m x 3.05m including wardrobes approx)

Double glazed window with fitted vertical blinds to the front, two double wardrobes with a central dressing table having a mirror to the wall and double cupboard over and a radiator.

## Bedroom 2

9' x 8' approx (2.74m x 2.44m approx)

Double glazed window with fitted blind to the front and a radiator.

## Bedroom 3

8'11" x 8' approx (2.72m x 2.44m approx)

Double glazed window with fitted blind to the side, hot water tank enclosed in an airing/storage cupboard and a radiator.

## Shower Room

The shower room has a large walk-in shower with an AKW

electric shower, tiling to three walls and a glazed sliding door and protective screen, hand basin with mixer tap and a double cupboard under, low flush w.c., tiling to the walls by the sink and w.c. areas, chrome heated ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and high level glazed panels providing natural light into the hall.

## Outside

At the front of the property there is off road parking with a drive extending down the left hand side of the bungalow where there is a fence and gate providing access to the rear garden. There is a rockered bed in front of the bungalow and fencing to the right and left hand boundaries.

The rear garden is an excellent feature of this lovely home with there being a gate leading out to the front and drive running down the left hand side of the property providing access to a garage positioned at the rear and this provides an ideal storage area for bins etc. The garage is in the process of being removed and this will provide an area to put a shed, summerhouse or further outbuilding or could be used as an additional seating area. There is a path from the drive leading to the front door and to the patio doors from the lounge, there is a lawn with borders and at the bottom of the garden there is a patio area with the garden being kept private by having fencing to the three boundaries. There is an outside light and external tap provided.

## Directions

Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn right into Wyvern Avenue, continue round to the right and take the second Lodge Road turning on the right and Glenfield Road can be found as a turning on the right.

7690AMMP

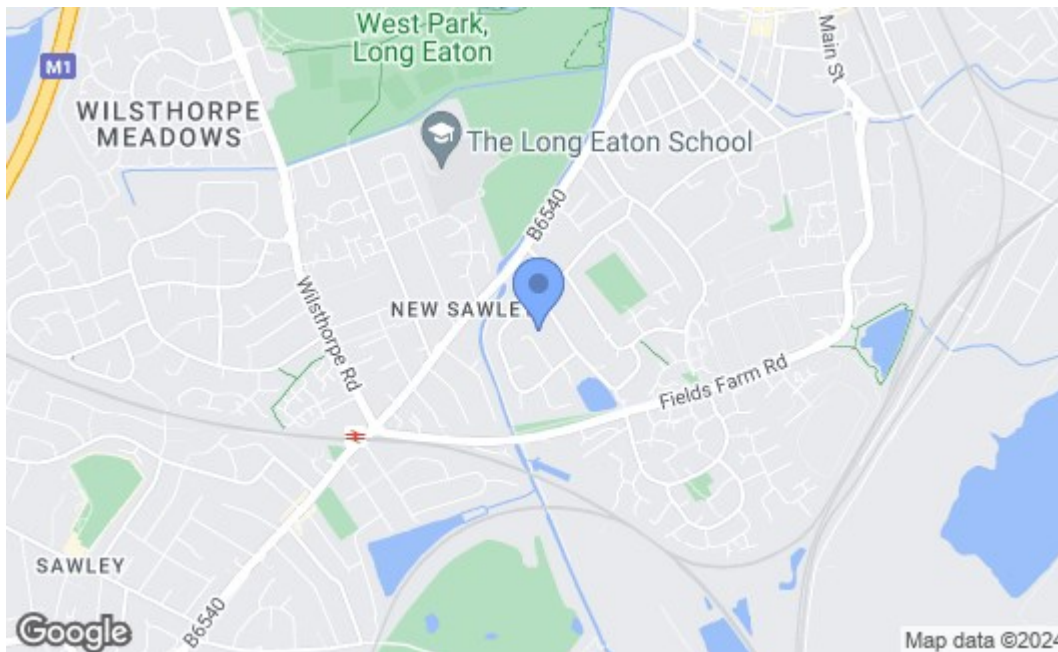
## Agents Notes

The property is leasehold with a 200 year lease commencing 25th March 1964 with a minimal ground rent being paid each year.

## Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.