



Quantock Road,  
Long Eaton, Nottingham  
NG10 4GZ

**O/O £215,000 Freehold**





THIS IS A TWO BEDROOM DETACHED BUNGALOW POSITIONED ON A LARGE PLOT WITH A GARAGE.

Robert Ellis are delighted to offer to the market this detached bungalow situated in this popular part of Long Eaton on Quantock Road. The property stands fantastically well from the front aspect and has a beautifully lawned front garden with access via a driveway to the single garage, front door and rear garden.

The property is constructed of brick to the external elevations all under a tiled roof and offers great size accommodation throughout. The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, living room with dual aspect windows maximising natural light and the fitted kitchen. There are two good sized bedrooms, both with fitted wardrobes and the bathroom. The property is conveniently located for a range of local shops and amenities in addition to link roads such as the A52 and M1 to Nottingham and Derby.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores, as well as many other retail outlets. There are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, walks in the nearby countryside and the transport links include Junction 25 of the M1 which is only a few minutes drive away, East Midlands 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.





### Entrance Hall

Double glazed door to the side, coving to the ceiling, doors to:

### Kitchen

7'11 x 9'8 approx (2.41m x 2.95m approx)

Double glazed windows to the front and side, wall and base units with work surfaces over, inset stainless steel sink and drainer, space for a fridge freezer, plumbing for a washing machine and space for a cooker.

### Lounge

17' x 10'9 to 12'10 approx (5.18m x 3.28m to 3.91m approx)

Double glazed windows to the front and side, radiator, coving to the ceiling, gas fire and door to the hall.

### Inner Hallway

Loft access hatch and doors to:

### Bedroom 1

10'5 x 9'11 approx (3.18m x 3.02m approx)

Double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 2

8'7 x 7'10 approx (2.62m x 2.39m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, part tiled walls, double glazed window to the side and a radiator.

### Outside

To the front of the property there is a lawned garden, driveway to the front door and to garage. Secure gate leading to the rear garden.

The rear garden has been designed for low maintenance with gravel and enclosed with panelled fencing.

### Garage

Up and over door to the front, power and light.

### Directions

Proceed out of Long Eaton along Derby Road and at the Wilsthorpe island turn right onto Petersham Road, left onto Cheviot Road continuing along where Quantock Road can be found as a turning on the left and the property is situated on the left hand side.

8550AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

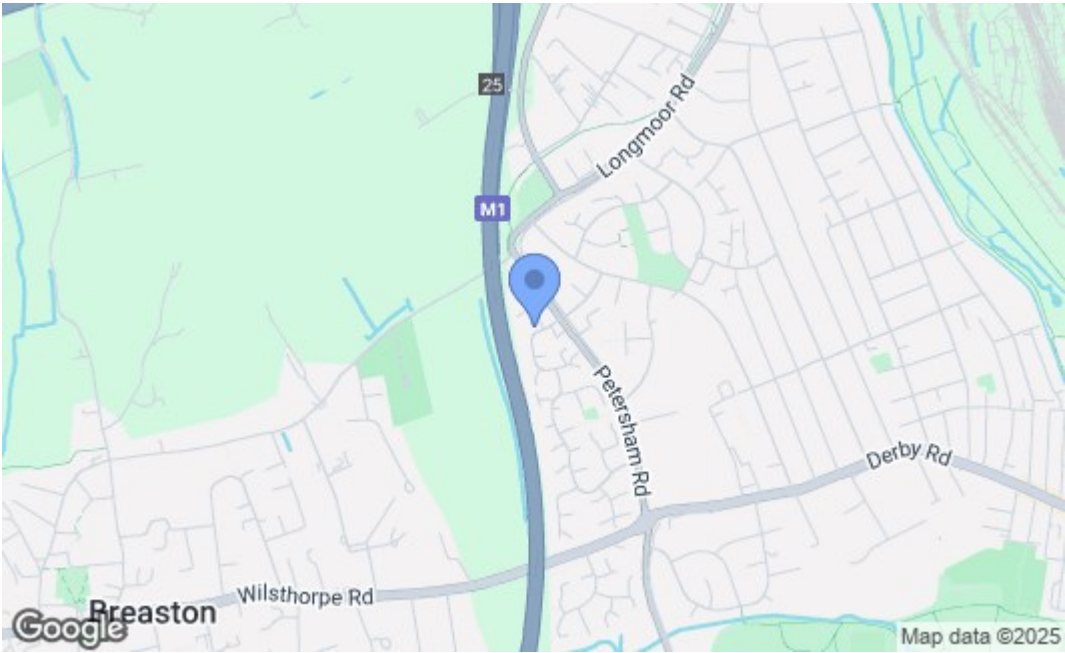
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



| Energy Efficiency Rating                                        |  | Current                                                                               | Potential     |
|-----------------------------------------------------------------|--|---------------------------------------------------------------------------------------|---------------|
| Very energy efficient - lower running costs                     |  | <div>64</div>                                                                         | <div>87</div> |
| (92 plus) A                                                     |  |                                                                                       |               |
| (81-91) B                                                       |  |                                                                                       |               |
| (69-80) C                                                       |  |                                                                                       |               |
| (55-68) D                                                       |  |                                                                                       |               |
| (39-54) E                                                       |  |                                                                                       |               |
| (21-38) F                                                       |  |                                                                                       |               |
| (1-20) G                                                        |  |                                                                                       |               |
| Not energy efficient - higher running costs                     |  |                                                                                       |               |
| England & Wales                                                 |  | EU Directive<br>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<br>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.