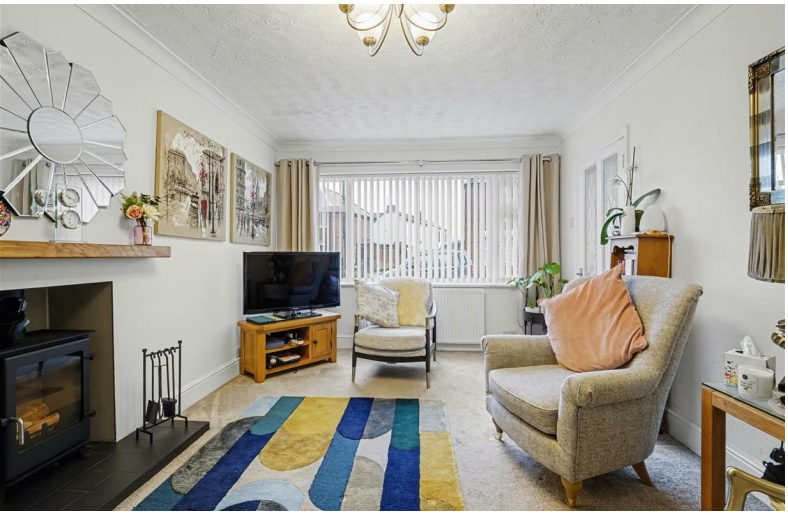
Robert Ellis

look no further...



Collingwood Road,
Long Eaton, Nottingham
NG10 1DR

£240,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS ESTABLISHED RESIDENTIAL AREA WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located on Collingwood Road, this gable fronted detached bungalow provides a lovely home which has recently been decorated and had other works carried out by the current owner. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties 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 and from Long Eaton town centre and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall which has a door taking you to the lounge/sitting room, with this room having a recently installed log burning stove set in an open chimney breast, there is an inner hall which leads into the well fitted kitchen which has extensive ranges of wall and base units, the main bedroom has ranges of wardrobes and drawers and the second bedroom is currently used as a dining room and the bathroom has tiling to the walls and has a shower over the bath. Outside there is a block paved driveway and parking at the front, a path leads between the garage and bungalow to the rear where there is further block paving extending around the rear of the property and there are steps leading to a second patio and lawn and there is fencing to the two side boundaries.

The property is within easy reach of Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are walks along the Erewash Canal which take you into open countryside and to Trent Lock, there are healthcare and sports facilities including the West Park Leisure centre and adjoining playing fields, with West Park providing a lovely place to walk, and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, 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.

Front Door
UPVC front door with two inset leaded double glazed panels and double glazed etched panels to either side leading to:

Reception Hall
Laminate flooring, radiator, cornice to the wall and ceiling, the electricity meter is housed in a fitted cupboard, recessed lighting to the ceiling and a door with two inset glazed panels leading to:

Lounge
17'2 x 10'6 approx (5.23m x 3.20m approx)
Double glazed window with fitted vertical blinds to the front and an opaque double glazed window with fitted blinds to the side, a recently installed log burning stove set in the chimney breast with a tiled hearth and a wooden mantle over, two radiators, cornice to the wall and ceiling and door with inset etched glazed panels leading to:

Inner Hall
Radiator, hatch with ladder to the loft and doors leading to the bedrooms, kitchen and bathroom.

Kitchen
10'2 x 9'2 approx (3.10m x 2.79m approx)
The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and includes a sink with a mixer tap and a five ring gas burner set in a work surface which extends to three sides and has cupboards, drawers, an oven and space for an automatic washing machine below, matching eye level wall cupboards and a wine rack with a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window with fitted vertical blinds to the rear, space for an upright fridge/freezer, radiator, half opaque double glazed door leading out to the side of the property, quarry tiled flooring, cornice to the wall and ceiling, door with inset etched glazed panels leading to the hall, recessed lighting to the ceiling and a wall mounted Worcester Bosch boiler.

Bedroom 1
14'5 x 10'7 approx (4.39m x 3.23m approx)
Double glazed window with a fitted vertical blind to the rear, two double wardrobes and a drawer unit which includes ten drawers, radiator and cornice to the wall and ceiling.

Bedroom 2
9'2 x 8'9 approx (2.79m x 2.67m approx)
This room is currently used as a dining room and has a double glazed window with fitted vertical blinds to the side, a radiator and cornice to the wall and ceiling.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap/shower and tiling to three walls, pedestal wash hand basin and low flush w.c., the walls are tiled by the sink and w.c. areas, tiled flooring, radiator with a mirror to the wall above, opaque glazed window and an extractor fan.

Outside
At the front of the property there is a block paved driveway and parking area with a wall to the front and fencing to both sides and there is a gate between the garage and bungalow leading to a path which takes you to the rear garden.

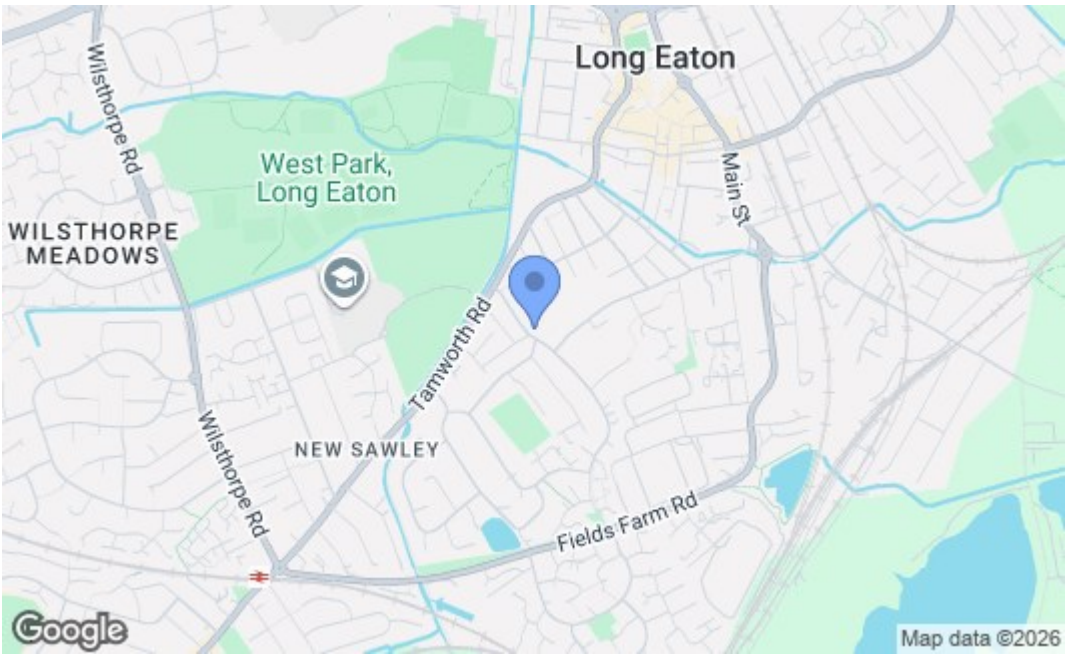
At the side and rear of the property there is block paved area with steps at the side leading to the door into the kitchen, the block paving extends to a seating area at the rear where there is also a raised border, steps lead to a lower level patio and a lawn which has borders to the sides and has fencing to the two side boundaries. An outside tap is provided at the rear of the bungalow.

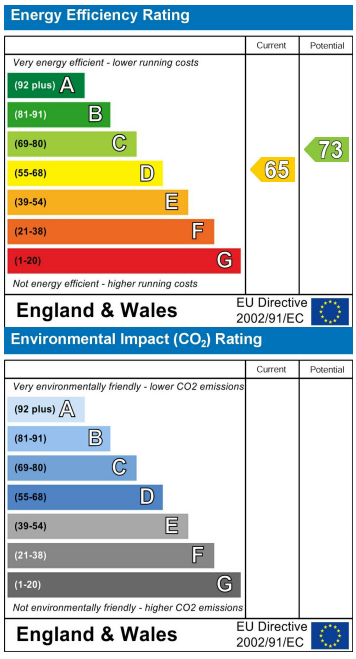
Garage
14'7 x 8'3 approx (4.45m x 2.51m approx)
The detached garage has a pitched tiled roof, an up and over door to the front and a door with inset glazed panel to the rear, there is storage in the roof space and power and lighting is provided in the garage.

Directions
Proceed out of Long Eaton along Tamworth Road passing the fire station on the right hand side. Take the left hand turning into Nelson Street which then turns into Collingwood Road.
9125MP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 74mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
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





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818