



Longmoor Road, Long Eaton, NG10 4FN
Offers Over £375,000 Freehold


MARTIN&CO

Longmoor Road, Long Eaton

3 Bedrooms, 2 Bathroom

Offers Over £375,000

- Superb, Detached Bungalow
- Three Double Bedrooms
- En-Suite To Master
- Approx 1/5th Acre Plot
- Ample Off Road Parking
- Garage
- Large, Enclosed Garden

Positioned on this enviable plot approximately a 1/5th of an acre in size stands this deceptively spacious three double bedroom detached bungalow offering versatile living with a modern finish. The accommodation, in brief, comprises of a recently constructed porch with valuated ceiling leading to an entrance hallway which in turn has access to the master bedroom with fitted wardrobes and en-suite bathroom, fitted kitchen, conservatory and separate utility room. Off the inner



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

hallway is the bright and well proportioned lounge/diner, two further double bedrooms and a fitted bathroom. Externally, the property offers a large, enclosed rear garden with raised patio area, ample off road parking for multiple vehicles to the front and a single garage ideal for storage or utilised as a workshop. Early viewing is strongly recommended.

PORCH 8' x 3' 7" (2.44m x 1.09m) Accessed via an external uPVC double glazed door with windows to the front and side elevations, floor and part wall tiling and ceiling light.

ENTRANCE HALL 8' 11" x 7' 11" (2.72m x 2.41m) With wooden flooring, wall mounted radiator and ceiling light.

HALL 13' 3" x 5' (4.04m x 1.52m) With wooden flooring, airing cupboard, storage cupboards, wall mounted radiator, loft hatch and ceiling light.

LOUNGE/DINER 19' x 12' 11" (5.79m x 3.94m) With a

fitted carpet, two uPVC double glazed windows to the rear elevation and French doors to the rear garden, two wall mounted radiators and two ceiling lights.

KITCHEN 14' 8" x 7' 11" (4.47m x 2.41m) With a range of high and low level units with a rolled edge worktop over incorporating a one and quarter stainless steel sink and drainer, splash back tiling, range cooker point, tiled flooring, external uPVC double glazed window and door to the conservatory and fitted ceiling spotlights.

CONSERVATORY 12' 3" x 9' 7" (3.73m x 2.92m) With uPVC double glazed windows to the side and rear elevations and French Doors to the rear garden, tiled flooring and wall light.

UTILITY ROOM 7' 1" x 4' (2.16m x 1.22m) With vinyl flooring, washing machine and dishwasher plumbing, dryer space, wall mounted radiator and ceiling light.

MASTER BEDROOM 12' 10" x 9' 4" (3.91m x 2.84m)

With a fitted carpet, a range of fitted wardrobes, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

EN-SUITE With a panelled bath with chrome mixer tap, corner shower enclosure with a mains fed mixer bar shower, low flush w.c, floor and full wall tiling, opaque uPVC double glazed window to the rear elevation, heated towel rail and two ceiling lights.

BEDROOM TWO 12' 1" x 9' 5" (3.68m x 2.87m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 10' 10" x 8' 10" (3.3m x 2.69m) With a fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

BATHROOM Comprising of panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, floor and part wall tiling, wall mounted radiator, opaque



uPVC double glazed window to the side elevation and fitted ceiling spotlights.

EXTERNAL The property occupies a large plot, approximately 1/5th of an acre in size resulting in a large, enclosed rear garden which is mainly laid to lawn with a raised, paved patio area, a range of mature trees, shrubs and plants, a shed, greenhouse and hedged boundary. To the front is a gravelled driveway providing ample off road parking for several vehicles with a range of mature shrubs and trees and a walled and hedged boundary and provides access to the single garage which has limited vehicular access so is perfect for storage, workshop or conversion into a useable room.







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