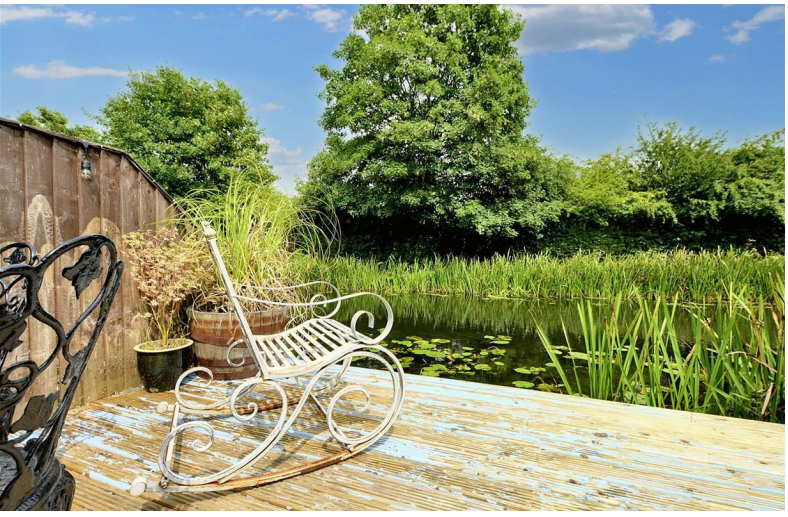
Robert Ellis

look no further. . .



Bennett Street,
Long Eaton, Nottingham
NG10 4JA

£279,950 Freehold

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A LOVELY THREE BEDROOM HOME WHICH OVERLOOKS THE EREWASH CANAL AT THE REAR AND IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits of having gas central heating with a fairly new boiler and double glazing throughout. In brief the house includes a reception hallway with the original tiled flooring and stairs, with a most useful understairs storage cupboard, leading to the first floor, the lounge is positioned at the front and this has a feature brick chimney breast incorporating a log burning stove and has a double glazed bay window with fitted shutters to the front, there is a separate dining room with a walk-in pantry off and the kitchen is fitted with Shaker style units and quartz work surfaces. To the first floor the landing leads to the three bedrooms and the fully tiled shower room. Outside there is a block paved area at the front of the house with a wall to the front boundary and a path leads down the left hand side to the main entrance door and to a gate which takes you to the rear garden. At the rear of the property there is a block paved patio with a path leading to the bottom of the garden, there is a lawn with established beds to the sides and at the bottom of the garden there is a large decked area with a summerhouse which provides a beautiful place to sit and enjoy the tranquility of the Erewash canal. Outside there is a wooden shed at the rear of the house and a most useful utility cupboard.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy walking distance of the house, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

UPVC front door with two inset opaque double glazed panels and double glazed windows to either side leading to:

Reception Hall
Stairs with a balustrade leading to the first floor, original Minton tiled flooring and original wood panelled doors to the lounge, dining room and understairs storage cupboard and there is cornice to the wall and ceiling.

Understairs Storage
This provides excellent storage space and currently houses an upright freezer and has a new electric consumer unit, electric meter and coats hanging.

Lounge
14'6 x 10'7 plus bay approx (4.42m x 3.23m plus bay approx)
Double glazed bay window with fitted shutters to the front, log burning stove set in a feature brick chimney breast with a tiled hearth and shelving to one side and a radiator.

Dining Room
13' x 11' approx (3.96m x 3.35m approx)
Feature brick chimney breast with an arched inset recess and a tiled hearth (the log stove in this room is not included in the sale), double glazed window with fitted vertical blinds to the rear, a wood panelled door to the pantry and a radiator.

Pantry
The pantry is fitted with the original storage cupboards and drawers, has a double opaque glazed window, shelving to the walls, space for a fridge/freezer and tiled flooring.

Kitchen
11'2 x 4'5 approx (3.40m x 1.35m approx)
The kitchen is fitted with Shaker style units and quartz work surfaces with a Belfast sink and a mixer tap set in a quartz work surface with drawers and cupboards beneath, space for an upright cooker, double glazed window to the side, matching eye level wall cupboards, tiling to the walls by the work surface areas with a black plate to the cooking area, radiator and a double glazed window to the side and a stable style door with an inset opaque glazed top panel.

First Floor Landing
Original wood panelled doors leading to the bedrooms and shower room, the balustrade continuing from the stairs onto the landing and there is a hatch to the loft.

Bedroom 1
14'8 x 10'7 plus bay approx (4.47m x 3.23m plus bay approx)
This large main bedroom has a double glazed window with fitted shutters to the front and a radiator.

Bedroom 2
13'5 x 10' to 7' approx (4.09m x 3.05m to 2.13m approx)
Double glazed window overlooking the canal at the rear, radiator and a double built-in storage cupboard/wardrobe with cupboards over.

Bedroom 3
11'5 x 5'3 approx (3.48m x 1.60m approx)
Double glazed window to the side and a radiator.

Shower Room
The shower room is fully tiled and has a corner shower with a Mira electric shower, tiling to two walls and curved glazed door with protective screens, pedestal wash hand basin with double mirror fronted cabinet above, low flush w.c., radiator and an opaque double glazed window with a fitted roller blind.

Outside
At the front of the property there is a block paved area with a wall and gate to the front and a path leads down the left hand side of the house to the main entrance door and to a gate which provides access to the rear garden. There is a wall to the front boundary and fencing to the side boundaries and an outside light by the front door.

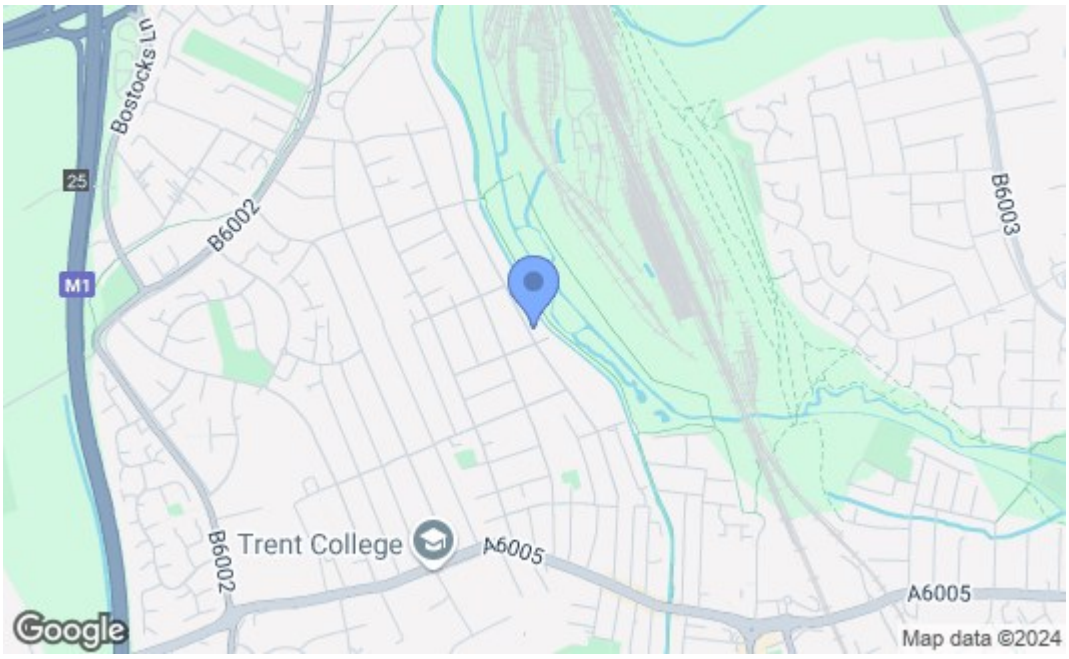
At the rear there is a block paved patio with a pathway leading down towards the bottom of the garden, there is a shed behind the house (7'6 x 5') which will remain at the property, fencing to the side boundaries and at the bottom of the garden there is a large decked seating area with a summerhouse which overlooks the canal and there is fencing to both sides of this area. At the rear of the house there is an outside light and an external tap provided and there is a utility cupboard which provides plumbing and space for an automatic washing machine, a recently installed Ideal boiler, tiled flooring and shelving.

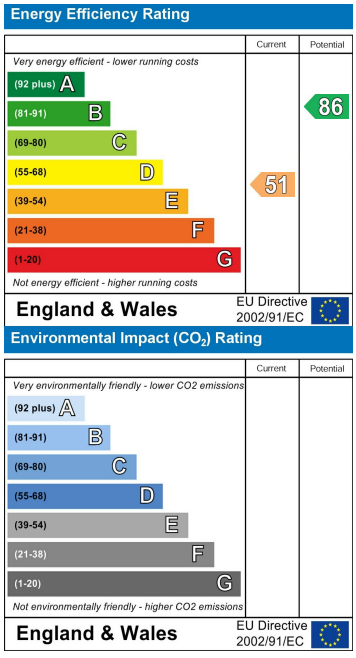
Summerhouse
9'6 x 9'6 approx (2.90m x 2.90m approx)
The summerhouse will remain at the property when it is sold and has double opening doors with inset glazed panels and windows to the sides.

Directions
Proceed out of Long Eaton along Derby Road and after passing the canal bridge, Bennett Street can be found as a turning on the right hand side with the property identified by our for sale board.
8124AMMP

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 63mbps Ultrafast 1000mbps
Phone Signal – Three, 02, EE, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water medium
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.

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