



Bennett Street,  
Long Eaton, Nottingham  
NG10 4JE

**£240,000 Freehold**





THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY WHICH HAS A LOVELY REAR GARDEN ON A LARGE PLOT WITH DRIVEWAY BEING SOLD WITH NO UPWARD CHAIN!

Being situated on this very popular road which is conveniently located for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, this bay front traditional semi detached property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to a family who might require three bedrooms and looking for a property which is close to good local schools. For the full extent of the property to be appreciated, it is strongly recommended that all interested parties do take a full inspection so they are able to see all the accommodation and the lovely aspect at the rear for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. In brief the accommodation includes an open arched porch leading through the front door to the reception hall which in turn leads to the bay-fronted lounge. To the rear there is a separate dining room with a window overlooking the large rear garden. The kitchen is fitted with wall and base units and has a window overlooking the rear and to the first floor there are three bedrooms and shower room with a corner shower unit. Outside there is a driveway at the front with a wall to the front boundary and there is access via the left hand side of the property through gates. There is ample room should the new owner wish to construct a garage. To the rear, there is a large rear garden, with patio area, a path down the middle to the two shed, a shrub border to the side and a pebbled area to one side.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks along the banks of the canal and open space beyond and excellent transport links include J25 of the M1 which is only a few minutes drive away from the property, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

15'8 x 6' approx (4.78m x 1.83m approx)

UPVC double glazed door with inset obscure glazed panel and stained glass with windows either side and above, carpeted flooring, double radiator, ceiling light, large understairs cupboard/pantry, stairs to the first floor with original panelled staircase and doors to:

### Lounge

10'4 x 14'2 approx (3.15m x 4.32m approx)

UPVC double glazed bay window to the front with stained glass top panels, carpeted flooring, double radiator, ceiling light, picture rail, space for a gas fire and TV point.

### Dining Room

10'4 x 12'4 approx (3.15m x 3.76m approx)

UPVC double glazed window to the rear, new laminate flooring, double radiator, ceiling light, TV point, picture rail, original fireplace and surround.

### Kitchen

8'2 x 5'9 approx (2.49m x 1.75m approx)

UPVC double glazed door to the rear with inset obscure glazed panel, UPVC double glazed window to the rear, vinyl flooring, ceiling light, tiled splashbacks, wall and base units to two walls with work surfaces over, space for a fridge/freezer, inset stainless steel sink and drainer.

### First Floor Landing

5'9 x 8'6 approx (1.75m x 2.59m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch and doors to:

### Bedroom 1

12'5 x 10'5 approx (3.78m x 3.18m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, double radiator, picture rail and built-in wardrobe.

### Bedroom 2

12'4 x 10'4 approx (3.76m x 3.15m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, double radiator and picture rail.

### Bedroom 3

5'9 x 8'3 approx (1.75m x 2.51m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and double radiator.

### Shower Room

5'8 x 7'8 approx (1.73m x 2.34m approx)

Obscure UPVC double glazed window, vinyl flooring, tiled floor, ceiling light, double radiator, extractor fan, Baxi combi boiler, pedestal wash hand basin, low flush w.c., large enclosed corner shower cubicle with electric shower.

### Outside

The property sits back from the road behind a brick wall with iron gates, there is a driveway to the side offering off street parking for at least two vehicles and leads to a gate and onto the rear garden.

The rear garden has a patio area, large lawned area leading down to two sheds, planted beds to the borders, shrubs and trees.

### Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Bennett Street can be found as a turning on the right hand side and the property can be found someway down.

8760AMJG

### 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 7mbps Superfast 49mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

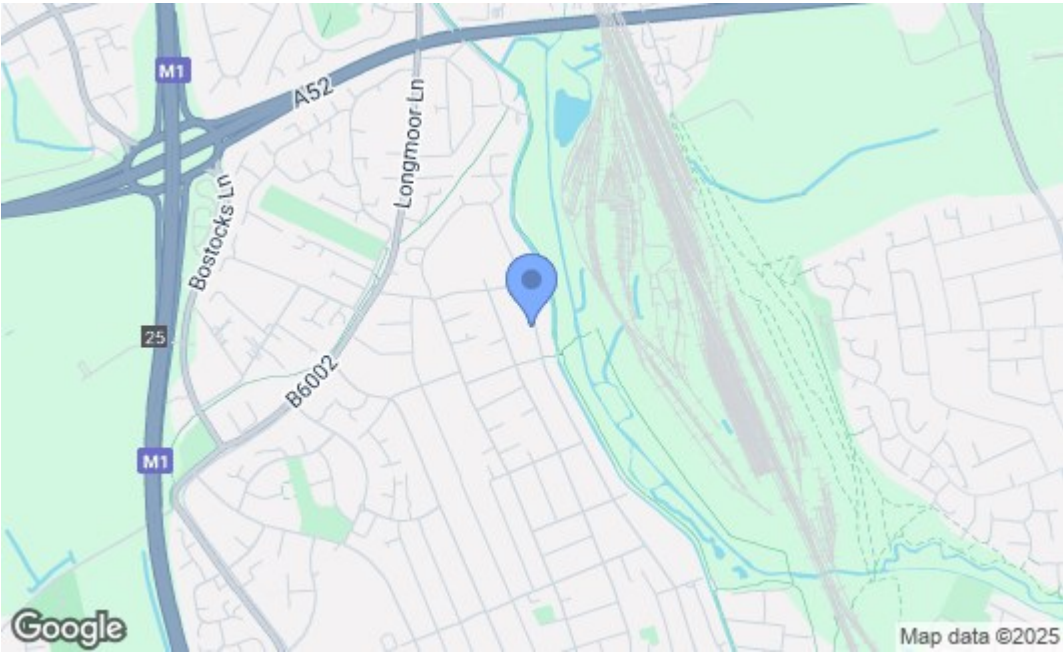
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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 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.