Robert Ellis

look no further...

Bennett Street,
Long Eaton, Nottingham
NG10 4JE

O/O £200,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY WHICH HAS A LARGE PRIVATE GARDEN BEING SOLD WITH NO UPWARD CHAIN!

Being located on Bennett Street, this traditional semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be looking for a three bedroom family home which is close to excellent local schools and other amenities and facilities. For the size of the accommodation and the size of the private rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations all under pitched tiled roof and the well proportioned accommodation derives all the benefits of having recently installed gas central heating system and double glazing throughout. The house is entered through a front door into the reception hall. From the reception hall, their are doors off to the lounge and downstairs W.C. The lounge is positioned at the front of the house and this has a picture window and at the rear is the dining kitchen. The open plan kitchen diner has wall and base units to two walls with a door onto the rear garden. To the first floor the landing leads to the three good size bedrooms and the family bathroom which has a white suite. Outside there is a low maintenance area at the front of the house with iron fencing, parking at the rear down a separate drive located to the right of the property. The rear garden is south facing with low maintenance artificial lawn and stone area leading to the rear which has several plant beds, ideal for fruit and vegetables and greenhouse.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
18'3 x 5'9 approx (5.56m x 1.75m approx)
UPVC double glazed front door with inset opaque glazed panel, carpeted flooring, radiator, ceiling light, stairs to the first floor with large storage space under, large built-in cloaks cupboard and doors to:

Cloaks/w.c.
5'5 x 2'5 approx (1.65m x 0.74m approx)
Obscure UPVC double glazed window to the front, vinyl tiled floor, ceiling light, low flush w.c. .and wall mounted sink.

Lounge
11'4 x 13'4 approx (3.45m x 4.06m approx)
UPVC double glazed window to the front, radiator, carpeted flooring, ceiling light, coving and ceiling rose, gas fireplace in attractive surround, TV point and large built-in cupboard.

Kitchen Diner
17'7 x 10'6 approx (5.36m x 3.20m approx)
UPVC door to the rear with inset opaque glazed panel and windows either side, laminate flooring to the kitchen area and grey carpet to the dining area, two ceiling lights, two radiators, large cupboard housing the recently fitted combi boiler and fuse board, cream gloss wall and base units with black laminate work surfaces over, cream splashbacks, four ring gas hob, fan assisted oven, space for a washing machine and space for an under counter fridge freezer.

First Floor Landing
5'9 x 11'3 approx (1.75m x 3.43m approx)
Carpeted flooring, ceiling light, three large cupboards and access to the loft via an access hatch. Doors to:

Bedroom 1
14'3 x 10'9 approx (4.34m x 3.28m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 2
12'2 x 10'4 approx (3.71m x 3.15m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and telephone point.

Bedroom 3
7' x 9'1 approx (2.13m x 2.77m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bathroom
6'5 x 6'5 approx (1.96m x 1.96m approx)
Obscure UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, fully tiled walls, pedestal wash hand basin, low flush w.c., enclosed corner shower cubicle with electric shower and extractor fan.

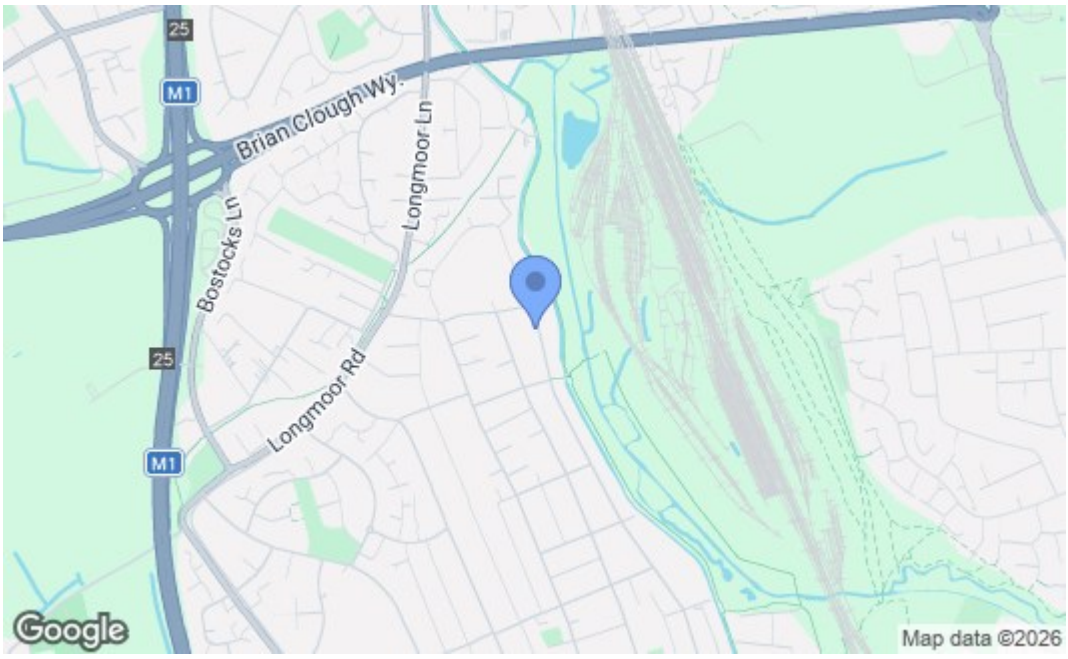
Outside
To the front there is a low maintenance garden with a fence to the boundary.

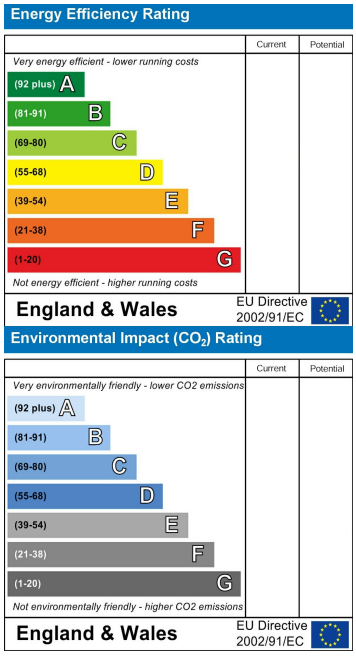
To the rear of the property there is an extensive garden with a covered patio area, path down the middle of the garden with an easily maintained pebbled area, several vegetable patches and a greenhouse. The garden is enclosed with pannelled fencing and is South facing.

Directions
Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the right hand side after passing over the canal bridge.
8714JG

Council Tax
Erewash Borough Council Band B

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 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