



Bennett Street,  
Long Eaton, Nottingham  
NG10 4JB

**£259,995 Freehold**



THIS IS A THREE BEDROOM SEMI DETACHED HOUSE WHICH PROVIDES EXTREMELY WELL CARED FOR ACCOMMODATION AND BEAUTIFULLY LANDSCAPED GARDENS SITUATED ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to be instructed to market this lovely three bedroom home which we are sure will suit a whole range of buyers, from people buying their first property through to families who might be looking for a three bedroom house which is close to local schools and other amenities and facilities. The current owners have lived at the property since it was originally constructed approx. 50 years ago and in that time have made sure the property has been maintained to a high standard throughout. For the size and quality of the accommodation included to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the extent of the accommodation and the privacy of the beautiful rear garden for themselves.

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. The property includes a reception hallway with a ground floor w.c. off, the hall has stairs leading to the first floor and an open plan arrangement with the lounge/sitting room, the dining kitchen which was fitted by Ramsey's of Long Eaton extends across the rear of the house and there are French doors leading from the dining/sitting area out to the private rear garden. To the first floor the landing leads to the three bedrooms, the two double bedrooms having ranges of wardrobes and the bathroom is fully tiled and has a white suite complete with a shower over the bath position. Outside there is a pebbled garden area at the front planted with a selection of trees and bushes, a driveway leads to a car port on the left hand side of the house and at the rear there is a beautiful landscaped garden which has a patio leading onto a lawned area, a waterfall feature set in a rockier bed to the right hand side and to the bottom of the garden there is a further seating area which leads to a shed and greenhouse which is screened from the main garden and the rear garden is kept private by having good quality fencing to the three boundaries.

The property is well placed for easy access to all the amenities and facilities provided by the area which includes excellent schools for all ages, Long Eaton town centre is only a short drive away where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are 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 which is only a few minutes drive away, 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.



## Porch

Open porch leading through a UPVC front door which has two inset stained glass leaded panels to:

## Reception Hall

The main reception hall has an open plan arrangement with the lounge/sitting room and there are pine panelled doors leading to the ground floor w.c. and a door with two inset glazed panels leading to the dining kitchen. There are stairs with a balustrade leading to the first floor and a radiator.

## Ground Floor w.c.

Having a low flush w.c. and a pedestal wash hand basin with tiled splashback and an opaque double glazed window.

## Lounge/Sitting Room

16'0" to 13'5" x 11'5" approx (4.9m to 4.1m x 3.5m approx)

The lounge has a double glazed window to the front, feature stove with an optimistic natural electric fire set in a brick fireplace with a wooden mantle and tiled hearth, painted beams to the ceiling, arched recess with fitted shelving, radiator and two wall lights.

## Dining Kitchen

17'8" x 9'10" to 8'2" approx (5.4m x 3m to 2.5m approx)

The kitchen was fitted by Ramsey's of Long Eaton and has cream Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring Neff hob set in a work surface which extends to three sides and has wide drawers, a bottle rack, space for an automatic washing machine, cupboards and a Neff oven below, upright integrated fridge with a cupboard over, wall cupboards with lighting under and a hood to the cooking area, tiled walls by the work surface areas, double glazed window to the rear, radiator and tiled flooring which extends into the dining area.

From the dining/sitting area there are double glazed French doors with matching side panels leading out to the private rear garden, radiator, tiled flooring and a built-in storage cupboard/pantry.

## First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft and pine panelled doors leading to the bedrooms, bathroom and built-in cupboard off the landing.

## Bedroom 1

9'10" x 10'2" approx (3.0m x 3.1m approx)

Double glazed leaded window to the front, range of wardrobes with a mirrored panel to one wall, radiator and a TV point.

## Bedroom 2

13'8" x 11'5" to 8'10" approx (4.19m x 3.5m to 2.7m approx)

Double glazed window to the rear, built-in shelved cupboard, fitted wardrobes with central mirrored panel, TV point and a radiator.

## Bedroom 3

9'2" x 6'10" approx (2.8m x 2.1m approx)

Double glazed window to the front, radiator, double built-in cupboard and a TV point.

## Bathroom

The bathroom is fully tiled and has a white suite including a P shaped bath with a mains flow shower over and a protective glazed screen, hand basin with a mixer tap and cupboards and drawers beneath and a low flush w.c., radiator, opaque double glazed window and recessed lighting to the ceiling.

## Outside

At the front of the property there is a pebbled garden area which has various plants and bushes with there being a wall to the front and right boundaries. There are double gates leading onto the drive with there being a car port at the side of the house with an outside light.

To the immediate rear of the property there is a patio with a cobbled pathway leading to the bottom of the garden with a waterfall feature set in a rockier bed to the right hand side where there is also a pebbled area which is planted with a maple tree and other herbaceous plants, there is a lawn with borders to the left and at the bottom of the lawned area there are established bushes which help to provide screening from where the shed and greenhouse are positioned. There is a further patio and seating area at the bottom of the garden and the garden is kept private by having fencing to the side and rear boundaries. Outside lighting and an external water supply is provided.

## Shed

9'6" x 5'10" approx (2.9m x 1.8m approx)

The shed has power and lighting provided.

## Greenhouse

The greenhouse will remain at the property when it is sold.

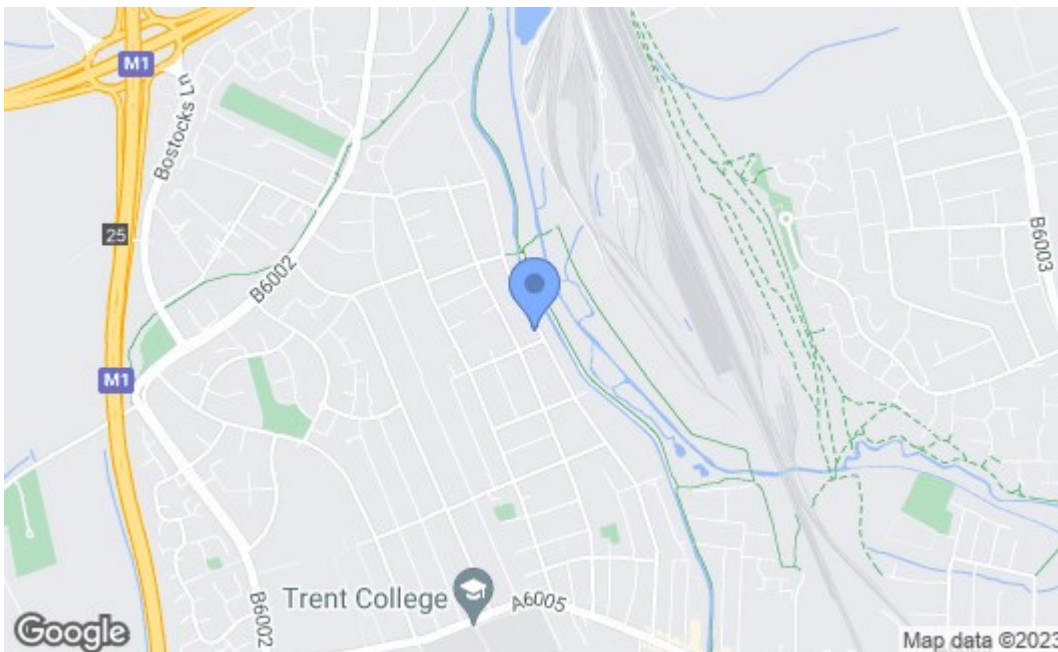
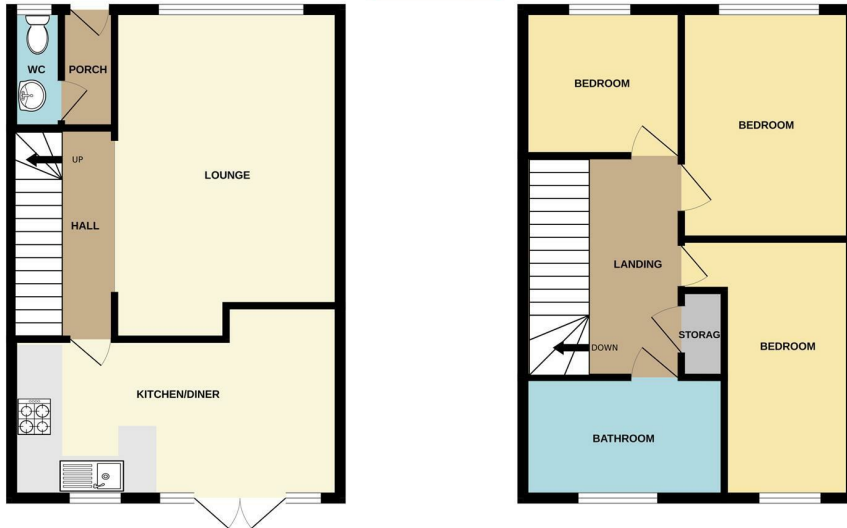
## Directions

Proceed out of Long Eaton along Derby Road and after the bridge Bennett Street can be found as a turning on the right hand side. Proceed for some distance and the property can be found as identified by our for sale board.  
7449AMMP

## Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.