Robert Ellis

look no further...

Bennett Street,
Long Eaton, Nottingham
NG10 4JD

Price Guide £260-270,000

Freehold

A BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OVERLOOKING THE CANAL!

An extended 1930s bay-fronted three bedroom semi-detached home, beautifully presented throughout and ready to move straight into, enjoying a superb canal-side position with its own mooring. The accommodation is enhanced by gas central heating and double glazing and briefly comprises a welcoming entrance hall, an impressive 37ft dual-aspect lounge diner flooded with natural light and featuring bi-folding doors opening directly onto the rear garden, creating the perfect space for entertaining and al fresco living. The fully fitted cream gloss kitchen offers a contemporary finish with ample storage and worktop space, while the property also benefits from a newly installed, stylish shower room. To the first floor are three well-proportioned bedrooms, making this an ideal family home. Outside, the property continues to impress with a low-maintenance rear garden incorporating composite decking, patio and paved areas, ideal for relaxing and enjoying the canal outlook, along with two useful sheds. To the front there is a driveway providing off-street parking.
Situated in a highly convenient location, the property is within easy reach of local schools, shops and excellent transport links, while offering the rare advantage of waterside living. An internal viewing comes highly recommended to fully appreciate the space, condition and enviable setting on offer.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores 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
5'7 x 15'6 approx (1.70m x 4.72m approx)
Composite front door with inset glazed panel, ceiling light, double radiator, light grey laminate flooring, doors to kitchen and lounge/diner and stairs to:

Extended Living/Dining Room
37' x 10'5 approx (11.28m x 3.18m approx)
The open plan living/dining room has a UPVC double glazed bay window to the front, two Velux windows and three panel double glazed anthracite grey bi-fold doors onto the garden, two ceiling light and recessed LED spotlight, oak engineered flooring, two double radiators, log burner with slate hearth, second open fireplace with log display, TV point.

Kitchen
19'5 x 5'6 approx (5.92m x 1.68m approx)
UPVC double glazed windows to the rear and side, Velux window, composite door to the side, tiled vinyl flooring, ceiling light and recessed ceiling spotlights, double radiator, cream gloss contemporary curved wall, drawer and base units to two walls with dark grey roll edged work surfaces over, splashbacks, inset composite sink and drainer with swan neck mixer tap, electric oven with four ring induction hob and extractor above, glass splashback, space for a free standing fridge freezer, space for a washing machine, built-in dishwasher, understairs storage cupboard/pantry, wall mounted Worcester Bosch combi boiler.

First Floor Landing
6' x 8'5 approx (1.83m x 2.57m approx)
Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light, oak balustrade and oak doors to:

Bedroom 1
13'9 x 10'4 approx (4.19m x 3.15m approx)
UPVC double glazed bay window to the front, double radiator, carpeted flooring, ceiling light, TV point and built-in sliding wardrobes.

Bedroom 2
10'7 x 13'8 approx (3.23m x 4.17m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator and ceiling light.

Bedroom 3
7'5 x 9'1 approx (2.26m x 2.77m approx)
UPVC double glazed window to the front, double radiator, ceiling light, carpeted flooring and access hatch to the loft via a drop down ladder which is boarded and has power and lighting.

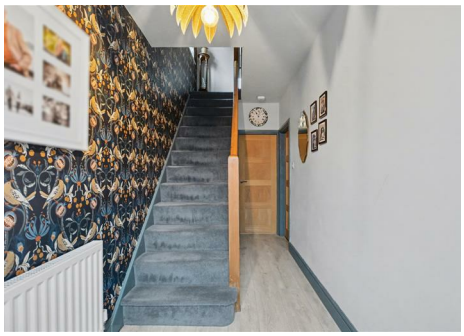
Shower Room
The shower room has been recently re-fitted and has an obscure UPVC double glazed window to the rear, recessed LED ceiling spotlights, tiled flooring, tiled walls, modern black towel radiator, low flush w.c., floating sink with black mixer tap, enclosed walk-in corner shower cubicle with black mains fed shower with rainwater shower head and hand held shower, extractor and LED vanity mirror with blue tooth speaker connectivity.

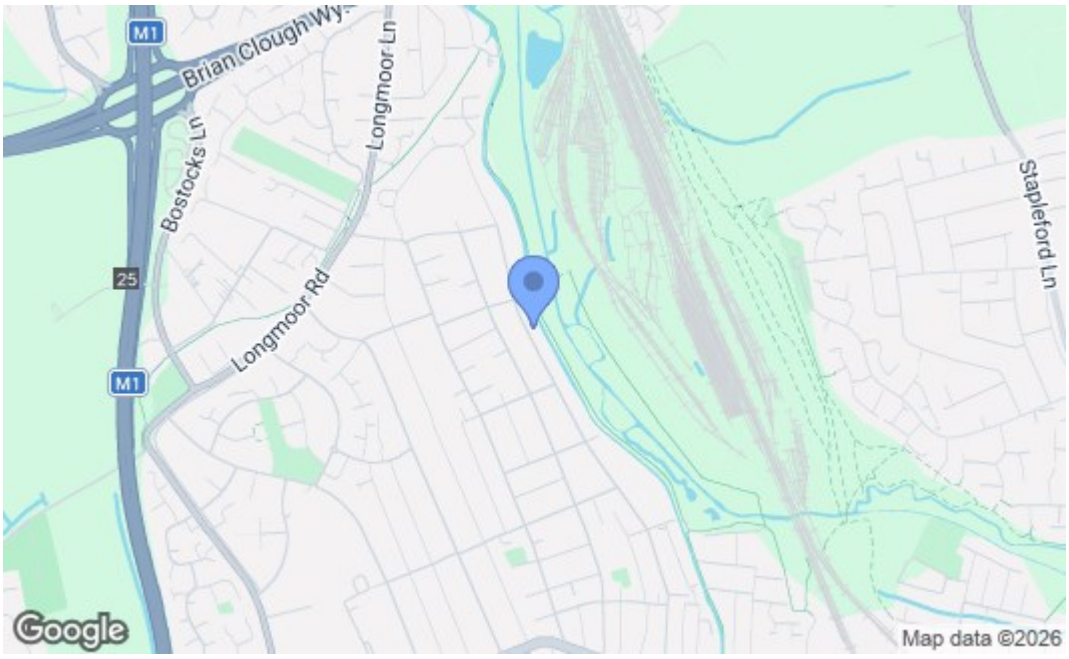
Outside
There is a composite decked area to the rear ideal for alfresco living, steps lead down to an easily maintenance patio and pebbled area. With two sheds and further decked area with mooring onto the canal.

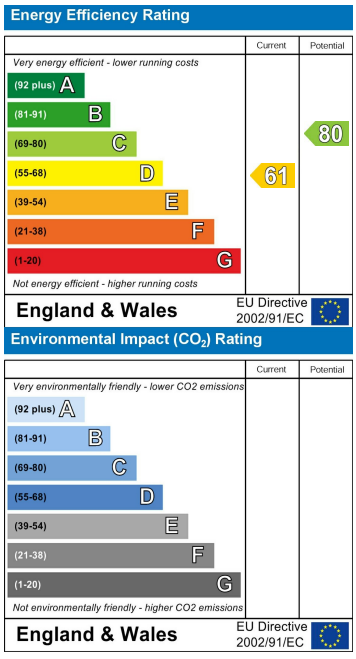
Directions
Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Bennett Street can be found as the third turning on the right hand side. Follow the road for some distance and the property can be found on the right hand side.
9095JG

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 9mbps Superfast 60mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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.

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