Robert Ellis

look no further...

Bennett Street,
Long Eaton, Nottingham
NG10 4HZ

Price Guide £250-275,000

Freehold

THIS IS A LOVELY, TWO BEDROOM DETACHED BUNGALOW SITUATED AT THE HEAD OF A PRIVATE DRIVE SERVING JUST TWO PROPERTIES IN THIS POPULAR AND ESTABLISHED RESIDENTIAL AREA.

Being located off Bennett Street, this two double bedroom detached bungalow provides a lovely home which is now being sold with the benefit of NO UPWARD CHAIN. The property is extremely well maintained throughout and has a lovely cosy feel, which people will see when they view the property. The well proportioned accommodation is ready for immediate occupation and for the size and layout of the property and privacy of the garden area to be appreciated, we recommend that interested parties take a full inspection so they are able to see the full extent of this lovely home for themselves.

The property is situated at the head of a block paved driveway which serves two properties and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing and being entered through the main entrance door at the side, includes an extremely well fitted and equipped dining kitchen, a hallway leads to the main lounger/sitting room which includes a dining area and has a feature fireplace and a large Georgian bow window overlooking the gardens at the front, there is a sun lounge which provides a lovely place to sit and from this room there are sliding doors leading out to the gardens, the two bedrooms have extensive ranges of built-in bedroom furniture and the bathroom is fully tiled with a shower over the bath. Outside there is the large car port on the left hand side of the bungalow which enables people to get out of a car and walk into the bungalow without getting wet when raining, there is a slabbed area extending across the rear of the bungalow which provides an ideal place for a washing line and bin storage and there is also a shed in this part of the garden, with the main gardens being at the front where there is a patio, lawn with mature borders to the sides and fencing and walls to the boundaries.

The property is only a few minutes drive away from the centre of Long Eaton where thee are Asda, Tesco, Lidl 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, if required there are schools for all ages within easy reach 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 Door
The main entrance door is positioned at the side of the bungalow and this is a Georgian half glazed hardwood door leading into:

Dining Kitchen
15'5 x 9' approx (4.70m x 2.74m approx)
The kitchen is fitted with white finished wood fronted units and includes a 1½ bowl sink with a mixer tap and a four ring Stoves hob set in a work surface which extends to three sides and has an integrated dishwasher, cupboards, drawers and an integrated washing machine and oven below, integrated fridge with drawers below and cupboard above, matching eye level wall cupboards and display cabinets with lighting in the display cabinets and lighting under the wall units, eye level microwave oven, further work surface with double cupboard below, hardwood double glazed Georgian box window to the rear, tiling to the walls by the work surface areas, radiator, feature beams to the ceiling, tiled flooring and a Georgian glazed door leading into:

Hall
The inner hallway provides access to the main lounge, sun lounge, bedrooms and bathroom, there are feature beams to the ceiling and a dado rail to the walls.

Lounge/Dining Room
19' x 15'2 max approx (5.79m x 4.62m max approx)
This large main reception room has a double glazed hardwood Georgian bow window and an oriel double glazed bow window to the front, feature stone fireplace with an inset and hearth and plate rail to the wall above the fireplace, feature beams to the ceiling, two radiators and wall lights.

Sun Lounge
14'5 x 7'2 approx (4.39m x 2.18m approx)
The sun lounge has double glazed sliding doors leading out to the patio and gardens at the front of the property with double glazed windows either side, feature exposed brickwork to three walls, tiled flooring, glazed roof with fitted blinds, radiator with a shelf above and two wall lights.

Bedroom 1
10'9 x 10'7 approx (3.28m x 3.23m approx)
Georgian double glazed bow window looking through into the sun lounge, wardrobes, cupboard and drawer units and glazed shelving to either side of the bed position with cupboards over, further range of wardrobes with cupboards over and a drawer unit to a second wall and fitted drawers with padded seating above to a third wall and a radiator.

Bedroom 2
9'6 x 8'9 plus wardrobes approx (2.90m x 2.67m plus wardrobes approx)
Double glazed Georgian bow window to the rear, range of built-in wardrobes providing hanging space and shelving with cupboards over and a radiator.

Bathroom
The bathroom is fully tiled and has a sunken bath with chrome hand rails, mixer taps and a Triton electric shower over with a glazed protective screen, low flush w.c. with a concealed cistern and cupboards to either side, sink with a mixer tap set on a surface with cupboards and drawers beneath, mirror with lighting to one wall and a mirror fronted cabinet, opaque double glazed Georgian window to the rear, feature radiator with chrome heated towel rails and a second radiator, tiled flooring and recessed lighting to the ceiling.

Outside
The main gardens are situated to the front of the bungalow where there is a block paved path leading to a patio and a good size lawned garden with established borders and natural screening to the sides, there is a wall with fencing above to the two side boundaries and a fence running along the front boundary between the two bungalows situated off the private drive.

At the rear of the property there is a slabbed area with established planting, fencing to the boundaries, an outside tap is provided and there is a wooden shed which will remain.

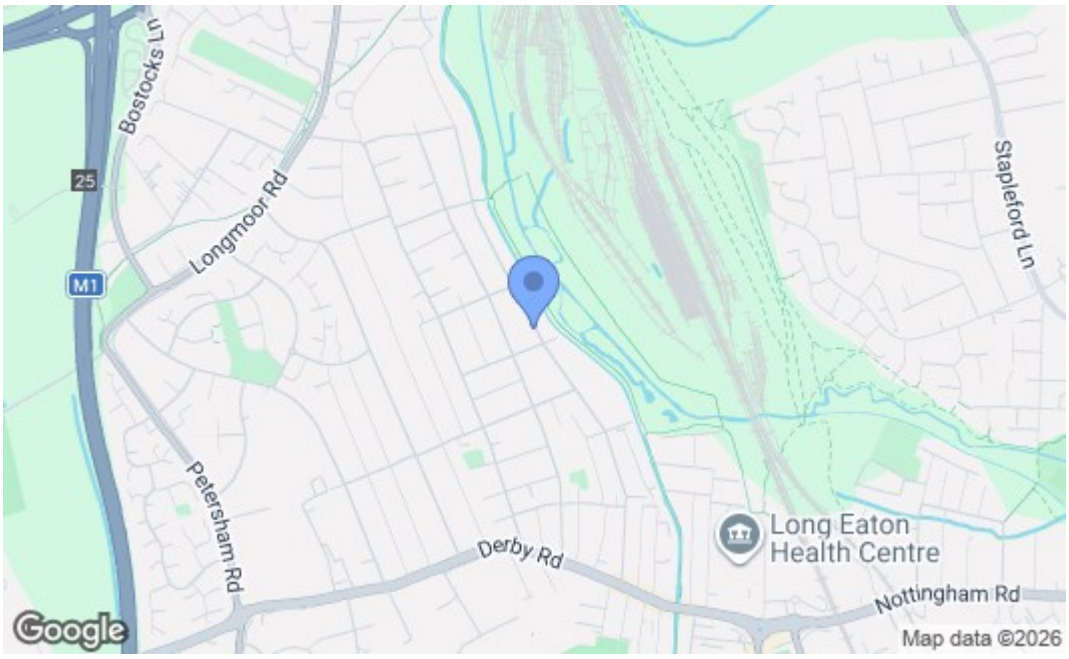
Car Port
21'8 x 10' approx (6.60m x 3.05m approx)
The car port is situated to the left hand side of the bungalow and this has block paved flooring and is approached from the block paved driveway which runs from Bennett Street and provides access to the two bungalows situated at the head of the drive. There is a gas meter housed in a fitted cupboard on the side wall of the bungalow, external lighting is provided in the car port area and the main entrance door to the bungalow is positioned at the side of the bungalow and provides access into the dining kitchen.

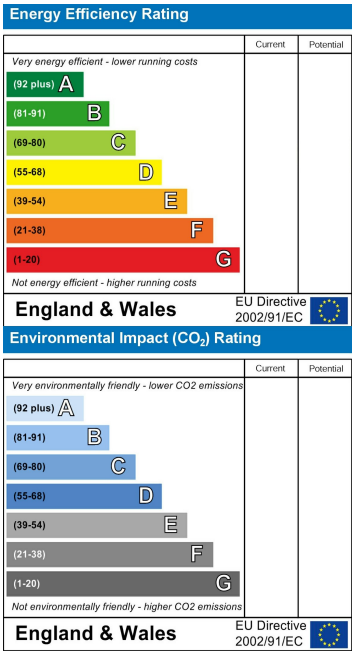
Shed
6'9 x 6' approx (2.06m x 1.83m approx)
The shed is positioned at the end of the driveway and there are power points and lighting in the shed.

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.
8820AMMP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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





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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