



Bennett Street,  
Long Eaton, Nottingham  
NG10 4JE

**£215,000 Freehold**



THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A VERY POPULAR ROAD WHICH IS CLOSE TO EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES.

Being located on Bennett Street, this semi detached property which was built in the 1970's provides a lovely home which will suit a whole range of buyers, from people purchasing their first property through to families who are looking for a three bedroom home which is close to schools for all ages and excellent transport links. The property is being sold with the benefit of no upward chain and for the size of the accommodation and the length of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves.

The property is constructed of brick to the external elevation under a pitched tiled roof and the well cared for accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall with a ground floor w.c. off, a lounge/sitting room and at the rear of the property is a dining kitchen that has a door leading out to the back garden. To the first floor the landing leads to three bedrooms and the bathroom which has a light coloured suite complete with a shower over the bath position. Outside there is a good size garden area at the front which could be changed into off road parking if this was preferred by a new owner, there is a wide pathway leading down the left hand side of the property to the rear where there is a brick store and bin store to the immediate rear of the house and a path leads down to the bottom of the garden and provides access to a wooden shed and greenhouse with both of these remaining at the property when it is sold. The rear garden provides several lovely areas for people to sit and enjoy outside living and is kept private by having fencing to the three boundaries.

The property is within easy reach of the local schools for both younger and older children, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks along the banks of the Erewash Canal which connect to Long Eaton and Sandiacre and the transport links include J25 of the M1 which is a few minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Open Porch

Leading through a UPVC front door with inset leaded ornate glazed panel to:

### Reception Hall

Stairs with balustrade and cloaks/storage space below leading to the first floor, radiator, built-in storage cupboard, Georgian glazed door leading into the lounge and a pine door with two inset glazed panels leading to the kitchen.

### Ground Floor w.c.

Having a white low flush w.c. and a wall mounted hand basin with tiled splashback and an opaque double glazed eye level window.

### Lounge/Sitting Room

13'6 x 11'6 approx (4.11m x 3.51m approx)

Double glazed window to the front, coal effect electric fire set in a wooden shelved surround, radiator and a built-in storage cupboard.

### Dining Kitchen

17'8 x 10'2 reducing to 8'6 overall approx (5.38m x 3.10m reducing to 2.59m overall approx)

The kitchen area of this room is fitted with a 1½ bowl stainless steel sink with a mixer tap set in an L shaped work surface with cupboards and drawers below, space and point for an upright gas cooker, work surface with cupboard and space for an automatic washing machine below, central island/breakfast bar with a cupboard under, matching eye level wall cupboards and a display cabinet, tiling to the walls by the work surface areas, space for an upright fridge/freezer, half opaque double glazed door leading out to the rear with a full height double glazed window to the rear, radiator and a built-in storage cupboard.

### First Floor Landing

The balustrade continues from the stairs onto the landing, airing/storage cupboard with two further built-in storage cupboards on the landing and a hatch to the loft.

### Bedroom 1

13'6 x 10'9 reducing to 8'9 approx (4.11m x 3.28m reducing to 2.67m approx)

Double glazed window to the rear and a radiator.

### Bedroom 2

12'9 x 10'6 approx (3.89m x 3.20m approx)

Double glazed window to the front and a radiator.

### Bedroom 3

9'2 x 7'2 approx (2.79m x 2.18m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom has a light coloured suite including a panelled bath with chrome hand rails and electric shower over with a protective shower curtain and tiling to three walls, pedestal wash hand basin, low flush w.c., opaque double glazed window, ladder heated towel radiator and a mirror fronted wall cabinet.

### Outside

At the front of the house there is a path leading to the front door and across the front of the property to a path which runs down the left hand side and provides access to the rear garden. There is a lawn at the front of the property with borders to the sides, a hedge to the front boundary with fencing to the right hand side and a concrete panelled fence to the left.

At the rear of the property there is a brick store and bin store which is connected to the house by a covered porch, there is a path running down the length of the garden with lawns to either side, a shed and greenhouse, fencing to the side and rear boundaries and an outside water supply and external light is provided.

### Directions

Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the left hand side and the property can be found some way down as identified by our for sale board.

7074AMMP

### Council Tax

Band B - £1,488



