

Bennett Street,  
Long Eaton, Nottingham  
NG10 4RA

**Price Guide £160-170,000**  
**Freehold**

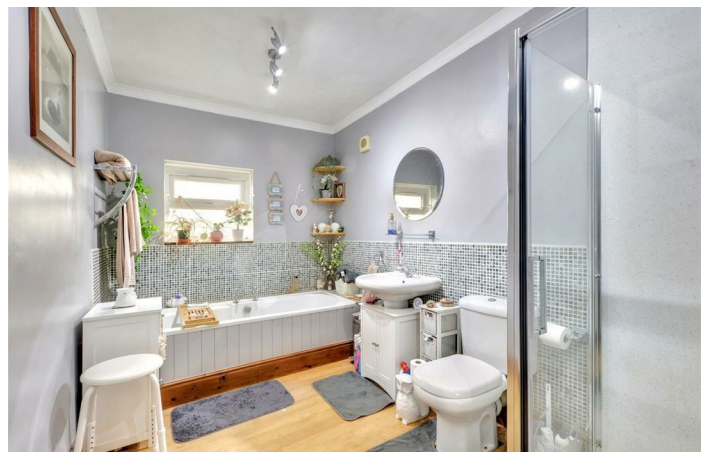


A WELL PRESENTED, TWO BEDROOM SEMI DETACHED HOUSE WITH AN EN-SUITE BATHROOM AND EN-SUITE SHOWER ROOM.

Robert Ellis are pleased to offer to the the market an opportunity to purchase a beautifully presented home that combines charm, convenience and modern living. Perfectly positioned close to the town centre and a host of local amenities, this property offers the best of both worlds — a well presented home with everything you need just moments away. Step inside and you'll discover two generously sized reception rooms, filled with natural light and offering flexible living space to suit your lifestyle, whether that's formal dining, entertaining guests or creating a cosy snug. The two double bedrooms each come with their own private en suite, providing comfort and luxury rarely found at this price point. Immaculately maintained throughout, the property is ready to move straight into, allowing the new owners to simply unpack and enjoy. To the rear, the low-maintenance garden provides a great space for outdoor dining or relaxing in the sunshine, without the burden of heavy upkeep. Stylish, practical and superbly located, this home is a standout choice for professionals, downsizers or anyone looking for a refined home within easy reach of the town..

The property offers some great benefits throughout this home and internal accommodation briefly compromises of an entrance into the spacious living room which leads into the dining room. Off the dining room there is a good sized galley kitchen to the rear aspect of the property. To the first floor, there are two bedrooms accessed off the landing, with both bedrooms boasting a rare offering of en suites to each of the bedrooms.

The property is within easy reach of the Asda and Tesco superstores 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.



### Lounge

13'5" x 13'5" approx (4.1m x 4.1m approx)

Two double glazed window and door to the front, coving, feature fireplace, radiator, laminate flooring and door to:

### Inner Hall

Stairs to the first floor and door to:

### Dining Room

13'9" x 13'5" approx (4.2m x 4.1m approx)

Double glazed window to the rear, radiator, laminate flooring, understairs storage cupboard, dado rail and door to:

### Kitchen

7'6" x 15'5" approx (2.3m x 4.7m approx)

Matching wall and base units with roll edged work surface over, stainless steel sink and drainer, space for a fridge freezer, radiator, two double glazed windows and door to the rear, plumbing for a washing machine, integrated double oven, four ring induction hob and extractor over, part tiled walls, tiled floor.

### First Floor Landing

With doors to:

### Bedroom 1

13'5" x 13'5" approx (4.1m x 4.1m approx)

Double glazed window to the rear, laminate flooring, radiator, coving and door to:

### En-Suite Shower

7'8 x 15'7 approx (2.34m x 4.75m approx)

Low flush w.c., pedestal wash hand basin, tiled splashback, ceiling spotlights, single shower cubicle with mains fed shower, tiled floor and wall mounted heated towel rail.

### Bedroom 2

13'5" x 13'9" approx (4.1m x 4.2m approx)

Double glazed window to the front, radiator, loft access hatch and door to:

### En-Suite Bathroom

4'3" x 9'2" approx (1.3m x 2.8m approx)

Four piece suite with a double glazed window to the rear, coving, panelled bath with central taps, pedestal wash hand basin, low flush w.c., single shower cubicle with mains fed shower, radiator, laminate flooring, airing/storage cupboard housing the combi boiler and an extractor fan.

### Outside

The enclosed rear garden has a patio area, artificial lawn and brick wall and fencing to the boundaries.

### Directions

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

8883AMCO

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

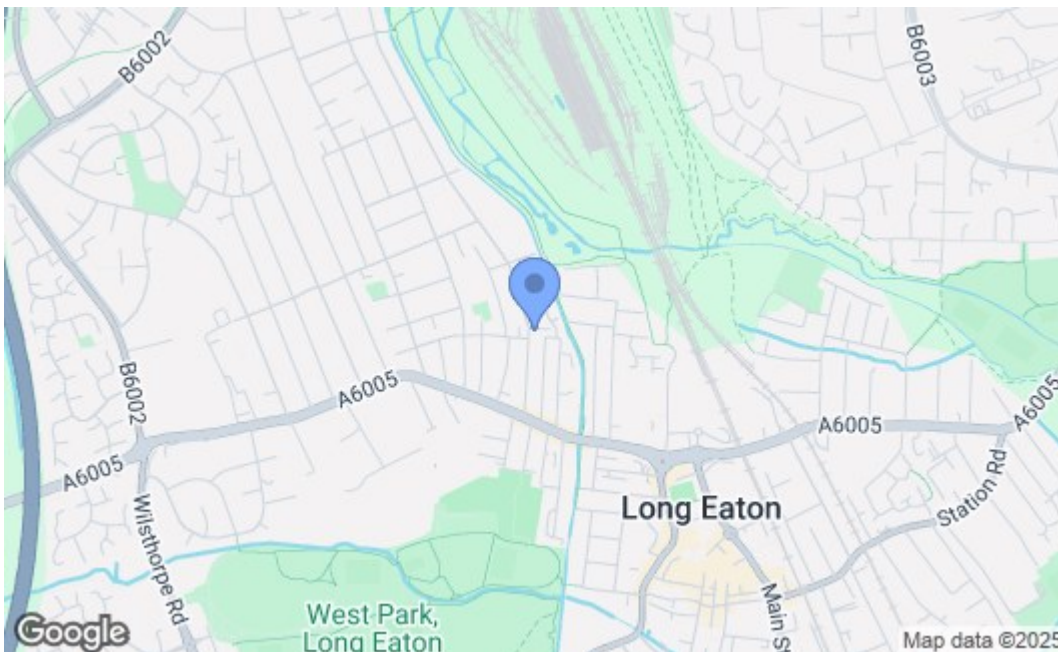
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		55	
(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.