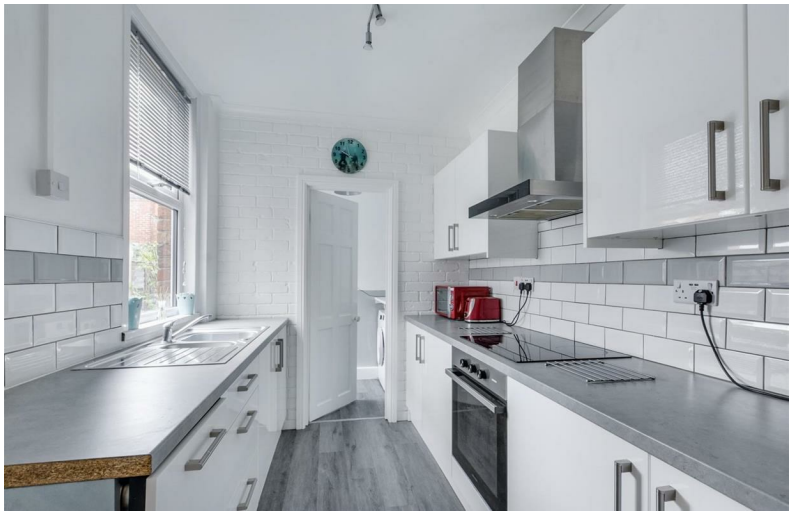
Robert Ellis

look no further...



Bennett Street,
Long Eaton, Nottingham
NG10 4RA

O/I/R £180,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A SPACIOUS PERIOD PROPERTY CONVENIENTLY LOCATED IN LONG EATON CLOSE TO ALL AMENITIES.

This is an excellent opportunity to purchase a well presented semi detached home that has been recently painted and prepared for sale. There is a nice blend of period character and modern living. The entrance door opens into the living room which is light and airy and a good size and this is matched by the dining room. The kitchen is modern fitted and benefits from having a single electric oven, electric hob and slimline dishwasher all integrated. There is a useful utility / w.c accessed from the kitchen which has plumbing and space for a washing machine and a w.c and wash hand basin.

The first floor has two double bedrooms and a home office which leads to the contemporary fitted bathroom. There is an enclosed rear garden which has a good sized metal store. If you are looking for a property where you can move straight in this is definitely worth viewing.

The property is within easy reach of the shopping facilities found in Long Eaton town centre which includes the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets, there are local schools for all ages, 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.

Living Room
12'6" into recess x 12'5" approx (3.82m into recess x 3.79m approx)
UPVC panel and double glazed door to the front with an obscure double glazed light panel above, two UPVC double glazed windows to the front, feature coving, radiator, wood effect laminate flooring, timber fire surround, stone hearth, half glazed timber door leading into:

Inner Lobby
Stairs to the first floor and half glazed timber door leading into:

Dining Room
12'4" x 12'7" into chimney recess approx (3.76m x 3.85m into chimney recess approx)
UPVC panel and double glazed door with light panel above opening to the rear, door to the kitchen, laminate flooring, understairs storage cupboard which has shelves and houses the electric consumer unit, original timber framed single glazed window and a light.

Kitchen
9'4" x 7'1" approx (2.85m x 2.16m approx)
Coving, UPVC double glazed window to the side, range of white high gloss wall, base and drawer units with grey laminate work surface over, tiled splashback, inset 1¼ stainless steel sink and drainer with chrome mixer tap, integrated electric oven with electric hob over and stainless steel extractor above, integrated slim-line dishwasher, space for a tall fridge freezer, feature painted and exposed brick wall and door to:

Utility/w.c.
6'9" x 4'3" approx (2.08m x 1.32m approx)
Obscure UPVC double glazed window to the side, two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with chrome mixer tap, plumbing and space for a washing machine with laminate work surface over, aqua board splashback to dado height, hanging rail and feature painted exposed brickwork, wall mounted Ideal Classic combi boiler.

First Floor Landing
With doors to:

Bedroom 1
12'5" x 12'5" approx (3.8m x 3.81m approx)
UPVC double glazed window to the front, radiator, coving, wood effect laminate flooring, door to inner landing.

Bedroom 2
12'5" x 9'1" approx (3.79m x 2.77m approx)
UPVC double glazed window to the rear, coving, radiator and wood effect laminate flooring. Door to inner landing and step down into:

Inner Landing
Loft access hatch.

Office
7'2" x 7'4" approx (2.19m x 2.26m approx)
Timber framed double glazed window to the side, wood effect laminate flooring, radiator and door to:

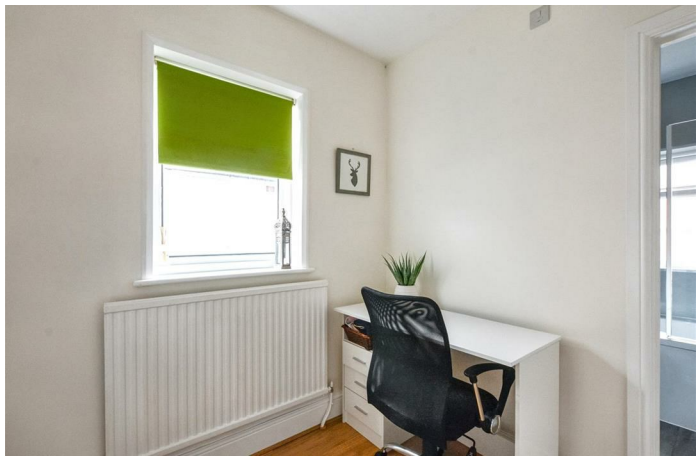
Bathroom
7'1" x 6'2" approx (2.17m x 1.9m approx)
Obscure UPVC double glazed window to the rear, three piece suite comprising of a vanity wash hand basin with chrome mixer tap, low flush w.c., P shaped bath with chrome mixer tap and mains fed shower over with a rainwater shower head and hand held shower, shower screen, ceiling spotlights, extractor fan, aqua boards to three walls, anthracite heated towel rail, grey wood effect laminate flooring.

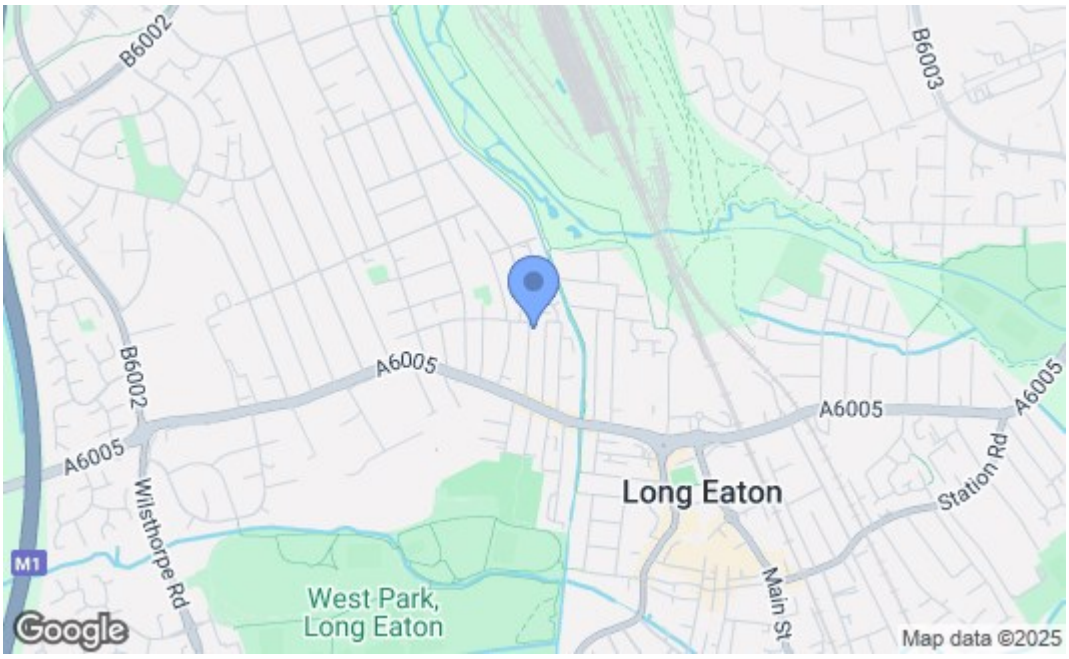
Outside
Low maintenance gravelled garden with paved patio area, well stocked raised beds and a metal storage shed, outside tap and light, wooden fencing to the boundaries, gated access to the front.

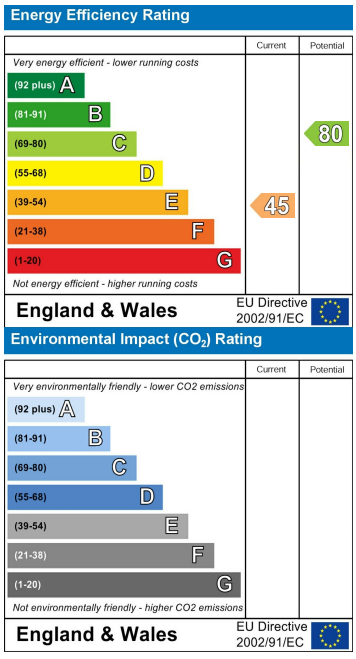
Directions
Proceed out of Long Eaton along Derby Road and proceed over the bridge and Bennett Street can be found as the third turning on the right hand side.
8845AMMH

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, 02, 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







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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