



Bennett Street,
Long Eaton, Nottingham
NG10 4JF

£395,000 Freehold



A SUPERB FOUR BEDROOM DETACHED FAMILY HOME WITH INTEGRAL GARAGE, OFF STREET PARKING WITH BEAUTIFUL CANAL ASPECT TO THE REAR!

Robert Ellis are thrilled to bring to the market this substantial and well-presented, detached family home with views over the Erewash canal and lock from the garden. Constructed of brick, the property boasts double-glazing and gas central heating throughout. The spacious open plan lounge diner with three sets of sliding doors opening to the garden must be viewed! Ideally suited to a range of buyers such as the growing family or first time buyers alike. An internal viewing is highly recommended.

The property briefly comprises; An entrance porch and large entrance hallway, open plan lounge/diner with views over the garden and onto the canal, fully fitted kitchen and separate utility room, downstairs w.c. To the first floor the double-height landing leads to the family bathroom and four generous double bedrooms with the master benefiting from an en-suite shower room. To the exterior, the property has off street parking and an integral garage. To the rear there is a large and enclosed garden with patio area, turf, mature shrubs, with the canal at the bottom. The boiler is only three years old and the property also has an alarm system. There is also potential to have mooring from this garden, subject to stipulations.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance of Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links available including nearby bus routes and easy access to major road links such as the A52, M1 and A50 with both East Midlands Airport and Long Eaton train station just a short drive away.



Porch

4'7" x 3'5" approx (1.4m x 1.06m approx)

Composite door to the front with obscure glazed panels, coir matting, ceiling light, space for shoes and coats and wooden secure door to:

Entrance Hall

13'2" x 16'7" approx (4.03m x 5.07m approx)

Laminate flooring, two ceiling lights, radiator, coving to the ceiling, understairs cupboard, doors to:

Kitchen

8'2" x 10'9" approx (2.5m x 3.3m approx)

Wooden double-glazed window to the front, tiled flooring, ceiling spotlights, coving, wood effect wall, base and drawer units with roll edged work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap, built-in oven and four ring gas hob, double stainless steel extractor fan above, splashback tiles, built-in fridge freezer and dishwasher.

Utility Room

5'6" x 4'8" approx (1.69m x 1.43m approx)

Wooden double-glazed door to the side, tiled flooring, extractor fan, wall and base units with inset stainless steel sink and space for a washing machine and tumble dryer.

Ground Floor w.c.

2'9" x 6'10" approx (0.85m x 2.1m approx)

Wooden double-glazed window to the side, low flush w.c., pedestal wash hand basin with splashback, feature patterned vinyl flooring, ceiling light, radiator and extractor fan.

Lounge/Diner

18'0" x 10'7" and 10'7" x 9'8" (5.5m x 3.25m and 3.25m x 2.96m)

There are three sets of double-glazed sliding doors to the rear, three ceiling lights, laminate flooring, two radiators, TV point, coving to the ceiling and feature gas fireplace with composite stone surround.

First Floor Landing

Large wooden double-glazed window to the side, dog-leg staircase, carpeted flooring, access hatch to partially-boarded loft, radiator, two built-in airing/storage cupboards and doors to:

Bedroom 1

11'6" x 10'4" approx (3.51m x 3.17m approx)

Wooden double-glazed window to the front, carpeted flooring, radiator, ceiling light, spotlights, wood-effect built-in wardrobes and TV point.

En-Suite

8'1" x 7'6" approx (2.47m x 2.29m approx)

Obscure wooden double-glazed window to the side, tiled flooring, ceiling light, enclosed corner shower unit with mains fed shower, pedestal wash hand basin, low flush w.c., tiled walls and extractor fan.

Bedroom 2

11'6" x 11'10" approx (3.51m x 3.63m approx)

Wooden double-glazed window to the rear, carpeted flooring, ceiling light, radiator and built-in wardrobes.

Bedroom 3

9'9" x 9'8" approx (2.99m x 2.97m approx)

Wooden double-glazed window to the rear, carpeted flooring, ceiling light and radiator.

Bedroom 4

9'9" x 8'3" approx (2.99m x 2.54m approx)

Wooden double-glazed window to the front, carpeted floor, radiator, TV point and ceiling light.

Bathroom

8'3" x 5'6" approx (2.54m x 1.69m approx)

Wooden double-glazed window to the side, vinyl flooring, white three piece suite with a panelled bath having a mains-fed shower above, pedestal wash hand basin, low flush w.c., tiled walls, radiator and extractor fan.

Outside

The property is set back from Bennett Street with a partial brick wall to the left, tarmac driveway for two vehicles, slate borders, hedging and trees for privacy.

To the rear there is a large patio area with steps leading down to a lawn, shrubs and hedges to the borders, path to the left-hand side with the Dockholme canal to the rear, offering potential for mooring and the property has fencing to all boundaries.

Garage

8'2" x 17'11" approx (2.51m x 5.48m approx)

Integral garage with power and light, up and over door to the front, housing the 3-year-old Baxi combi boiler.

Directions

Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the right-hand side.

8208AMJG

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 46mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





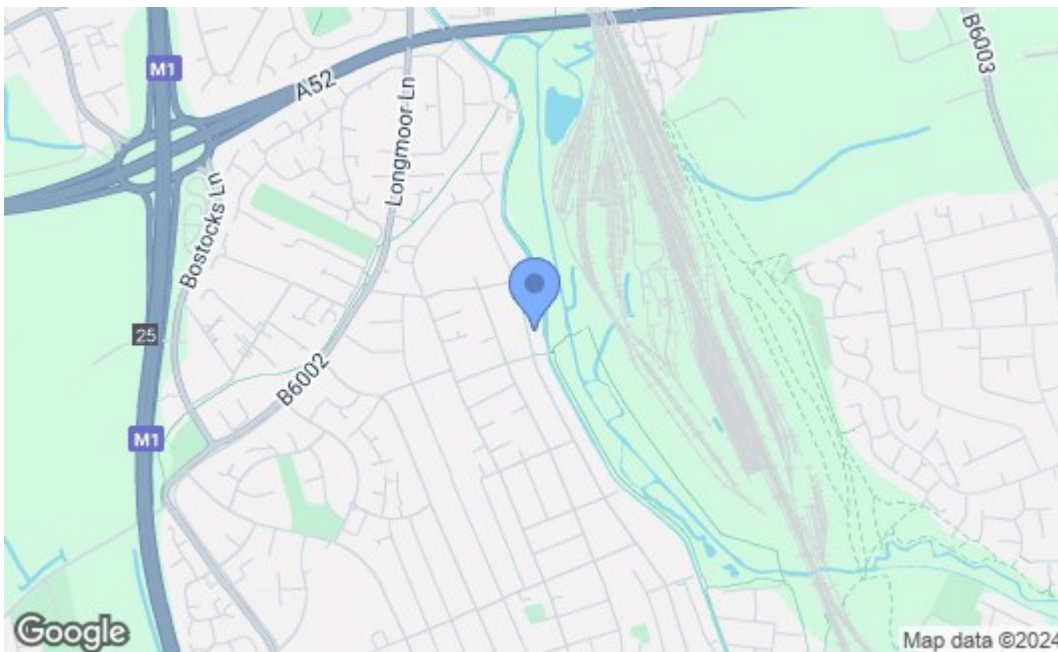
Robert Ellis
ESTATE AGENTS

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.9 sq.m.) approx.
Water costs should have been checked by the owner at the time of the purchase. Measurements are approximate and any other forms of measurement and/or responsibility is given for any errors. All measurements are approximate. The floor area is based on the floor area of the ground floor and the first floor. The floor area is based on the floor area of the ground floor and the first floor. The floor area is based on the floor area of the ground floor and the first floor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.