



Bennett Street,
Long Eaton, Nottingham
NG10 4HZ

£240,000 Freehold

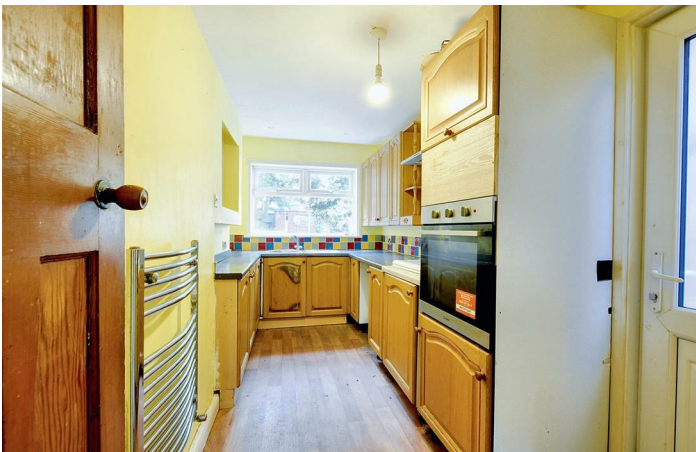


AN EXTENDED THREE BEDROOM TRADITIONAL BAY FRONT SEMI DETACHED PROPERTY LOCATED ON BENNETT STREET WITH DRIVEWAY AND GARDEN BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market a traditional property with some period features that has a sunny South-Westerly facing garden and has a bay window to the front. Offering spacious accommodation throughout, the property is ready for a new owner to stamp their own mark on it, offering potential to open the extended garden/ dining room into the kitchen if required. With a driveway to the front for two vehicles and with gas central heating and double glazing, it offers all the mo-cons. An internal viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of open entrance porch, hallway, lounge, separate dining room open to a snug with french doors opening to the garden and extended kitchen. To the first floor there are three bedrooms and a family bathroom. Outside to the front there is a front driveway and side access to the privately enclosed South-Westerly facing rear garden.

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.



Entrance Hall

Wooden style double glazed door to the front with obscure windows either side, ceiling light, vinyl flooring, radiator, understairs storage cupboard and doors to:

Lounge

13'6 into bay x 10'4 approx (4.11m into bay x 3.15m approx)

Wooden style double glazed bay window to the front, carpeted flooring, ceiling light, radiator, dado rail and feature fireplace.

Dining Room

13'5 x 10'5 approx (4.09m x 3.18m approx)

Ceiling light and fan, radiator, built-in storage cupboard, open fire recess and open through to:

Snug

Double glazed French doors and window to the rear, laminate flooring, ceiling light and radiator.

Kitchen

13'9 x 5'8 approx (4.19m x 1.73m approx)

Double glazed window to the rear, vinyl flooring, ceiling light, ceiling spotlights, wall, base and drawer units with tiled splashbacks, laminate work surfaces, inset circular sink with swan neck mixer tap, chrome towel radiator, four ring gas hob and extractor hood with built-in oven, fridge and freezer, space for a washing machine.

First Floor Landing

Double glazed window to the side, carpeted flooring, ceiling light, loft hatch and doors to:

Bedroom 1

13'7 x 10'5 approx (4.14m x 3.18m approx)

Double glazed window to the front, carpeted flooring, radiator, ceiling light.

Bedroom 2

13'6 x 10'9 approx (4.11m x 3.28m approx)

Double glazed window to the rear, carpeted flooring, radiator, ceiling light and airing/storage cupboard housing the boiler.

Bedroom 3

7'11 x 5'8 approx (2.41m x 1.73m approx)

Double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bathroom

Double glazed window to the rear, ceiling spotlights, vinyl flooring and panelled bath with white modern splashback tiling and glazed screen, low flush w.c. and pedestal wash hand basin.

Outside

To the front of the property there is a block paved path to the front door with a lawned area which could be used as a driveway. Access to the rear via a wooden gate to the right hand side of the property.

To the rear the garden is South-West facing with a block paved path, patio area, lawned garden with a shed and the garden is fully enclosed with fencing.

Directions

Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the right hand side as identified by our for sale sign.

8227JG

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

Flood Defences: No

Non-Standard Construction: No

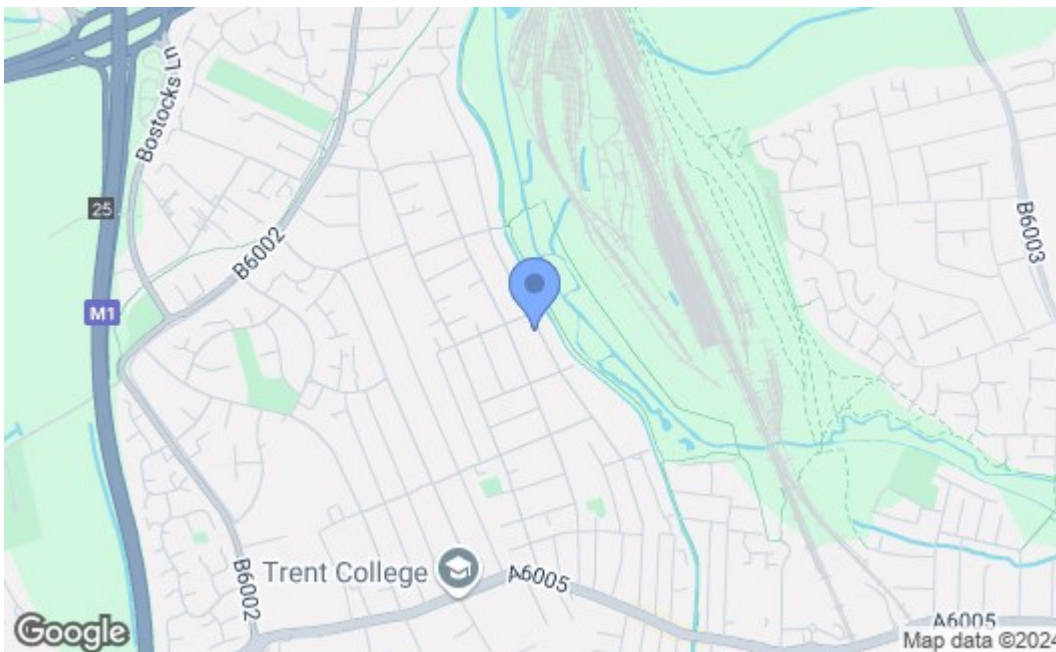
Any Legal Restrictions: No

Other Material Issues: No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(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.