



Bennett Street,  
Long Eaton, Nottingham  
NG10 4JB

**Price Guide £270-280,000**  
**Freehold**



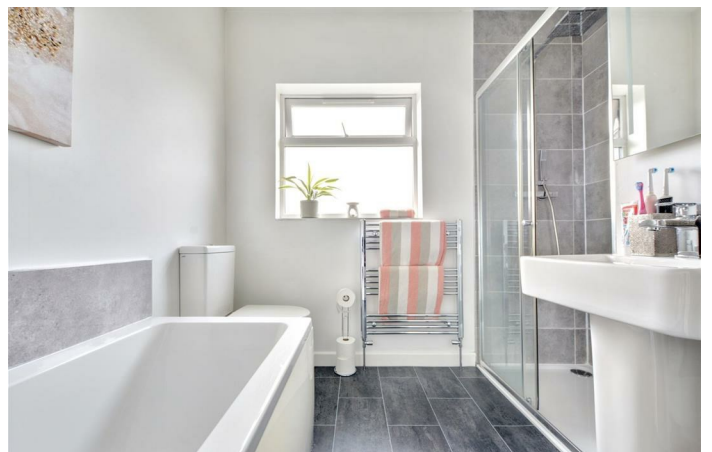


A BEAUTIFULLY FINISHED 1930'S BAY FRONTED THREE BEDROOM SEMI WITH OPEN PLAN LOUNGE KITCHEN DINER WITH FRENCH DOORS ONTO THE REAR GARDEN WITH BAR PERGOLA

Robert Ellis are delighted to bring to the market this traditional but completely refurbished 1930's bay-fronted immaculate property which offers spacious open-plan accommodation throughout, the downstairs with Karndean flooring and one of the main features is the landscaped garden. The garden is in two sections with a seating area at the bottom but this is sectioned away from the main garden by a lovely bar pergola at the rear. The property will suit a whole range of buyers from people buying their first property through to a family offering good bedroom sizes and to fully appreciate the accommodation on offer, an early viewing comes highly recommended.

The property derives the benefit of modern conveniences such as gas central heating and double glazing and in brief the accommodation comprises spacious entrance hall through the composite front door, open-plan kitchen diner and bay-fronted lounge with French doors onto the rear garden. To the first floor, up the stairs with glass-balustrade, there are three good size bedrooms and a separate contemporary family bathroom. Outside there is off the road parking to the front and to the rear the privately enclosed landscaped garden with pergola bar! It simply must be viewed to be appreciated!

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores 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

16'10" x 5'9" approx (5.14m x 1.77m approx)

The hallway is open to the kitchen diner, has a composite UPVC double glazed door with obscure windows to the sides and top, obscure UPVC double glazed window to the side, wall mounted double radiator, ceiling light, stairs with glass balustrade, Karndean chevron flooring, door to understairs cupboard and doors to:

### Ground Floor w.c.

2'6" x 5'1" approx (0.76m x 1.55m approx)

With a UPVC double glazed obscure window to the side, slate tiled floor, ceiling light, chrome towel radiator, corner wall mounted sink with a mixer tap, tiled splashbacks and low flush w.c.

### Kitchen Diner

6'5" x 15'5" approx (1.97m x 4.7m approx)

The open plan kitchen diner has a UPVC double glazed window to the side and picture window to the rear, Karndean chevron flooring, recessed LED ceiling spotlights, contemporary grey gloss wall, base and drawer units with work surfaces over, four ring gas hob, built-in oven, stainless steel extractor fan over, tiled splashbacks, stainless steel 1 ½ bowl sink and drainer with swan neck mixer tap, space for a washing machine, undercounter fridge and freezer, open to:

### Lounge/Diner

10'5" x 26'7" approx (3.2m x 8.12m approx)

UPVC double glazed bay window to the front and UPVC double glazed French doors to the rear with inset blinds, Karndean chevron flooring, two ceiling lights, tall anthracite wall mounted radiator and wall mounted double radiator, TV point.

### First Floor Landing

5'8" x 9'1" approx (1.75m x 2.77m approx)

UPVC double glazed obscure window to the side, carpeted flooring, glass balustrade, loft access hatch, ceiling light and doors to:

### Bathroom

8'2" x 8'3" approx (2.5m x 2.52m approx)

Four piece suite having a pedestal wash hand basin with modern mixer tap and LED mirror above, large walk-in shower with rainwater shower head and hand held shower, low flush w.c., chrome towel radiator, UPVC double glazed obscure window to the rear, vinyl flooring, recessed LED spotlights and extractor.

### Bedroom 1

10'2" x 14'9" approx (3.11m x 4.5m approx)

UPVC double glazed bay window to the front, carpeted flooring, double wall mounted radiator and ceiling light.

### Bedroom 2

13'11" x 10'2" approx (4.25m x 3.1m approx)

UPVC double glazed window to the rear, carpeted flooring, wall mounted double radiator and ceiling light.

### Bedroom 3

8'7" x 5'10" approx (2.63m x 1.8m approx)

UPVC double glazed window to the front, double wall mounted radiator, carpeted flooring and ceiling light.

### Outside

To the front the property sits back from the road with a drive for at least 2 vehicles, there is access from the front to the rear via the left hand side through a gate.

To the rear the garden has been landscaped with a patio area having sleepers, steps leading to a lawned area and a path to the large pergola, courtesy lighting and within the pergola there is a heater and light. There are also attractive shrubs to the boundaries and one side has a panelled fence.

### Directions

Proceed out of Long Eaton on Derby Road and after the canal bridge Bennett Street can be found as a turning on the right hand side. Continue for some distance and the property can be found on the left hand side.

8619AMJG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

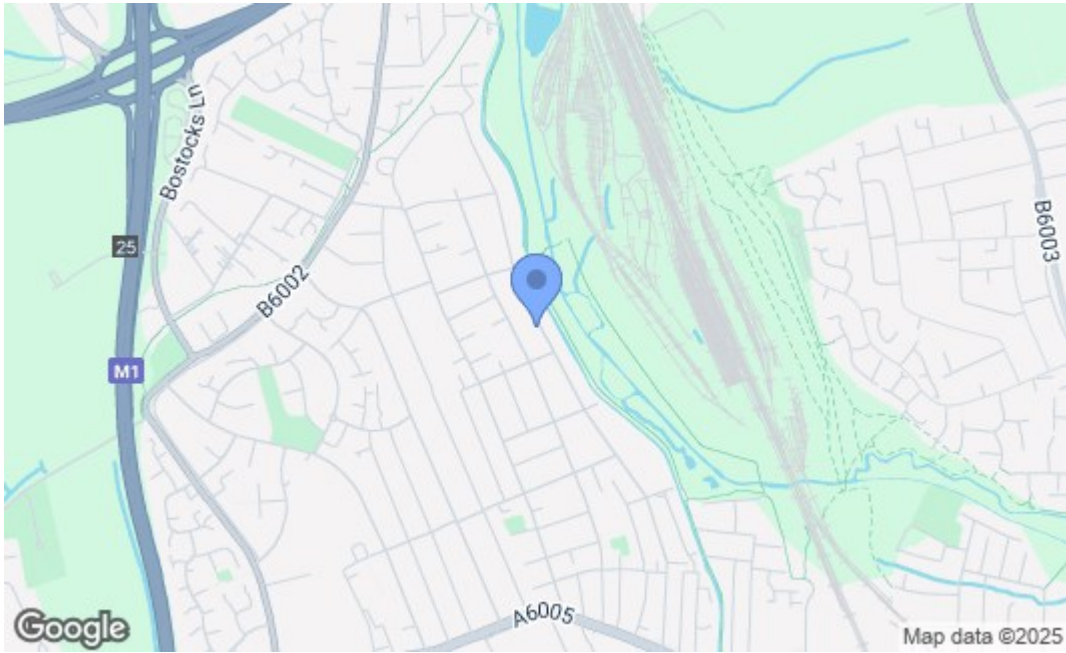
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <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		
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.