



Bennett Street,  
Long Eaton, Nottingham  
NG10 4RA

**£159,995 Freehold**





A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE WITH SPACIOUS GROUND FLOOR LIVING ACCOMMODATION AND A PRIVATE GARDEN TO THE REAR.

Being situated on Bennett Street, this two double bedroom property provides a lovely home which benefits from having gas central heating and double glazing. The property is well placed for easy access to the town centre and to many amenities and facilities providing in the area. For the size and layout of accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do undertake a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick with render to the front elevation under a pitched tile roof and the well proportioned accommodation includes a lounge, a separate dining/sitting room, a good size breakfast kitchen fitted with woodgrain effect units. To the first floor, the landing leads to the two double bedrooms and the bathroom which has a separate shower and bath. Outside, there is a path running along the right hand side of the property where a gate which provides access into the rear garden which has been designed and landscaped to help keep maintenance to a minimum.

The property is only a few minutes away from Long Eaton town centre where there is Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are excellent schools within easy reach of the property, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields, and the excellent transport links include Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 and other main roads providing access to Nottingham, Derby and other East Midlands towns and cities.





### Front Door

UPVC front door with inset glazed panel and double glazed panel above leading to :

### Lounge/Sitting Room

12'5 × 12'5 (3.78m × 3.78m)

Two double glazed windows with fitted blinds to the front, feature recess in the chimney breast, radiator, laminate wood effect flooring which extends into the dining room and a pine panel door leading into the dining room.

### Inner Hall

Pine door to an understairs storage cupboard.

### Dining/Sitting Room

12'6 × 12'4 (3.81m × 3.76m)

Double glazed window with a fitted blind to the rear, feature recess in the chimney breast, radiator, wood effect laminate flooring, stairs leading to the first floor with a window at the bottom of the stairs.

### Breakfast Kitchen

17'9 × 6'8 maximum (5.41m × 2.03m maximum)

The kitchen is fitted with woodgrain effect units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in a work surface with cupboards and space for an automatic washing machine below, five ring gas hob set in a work surface with cupboards, drawers and oven beneath, space for an upright fridge/freezer, matching eye level wall cupboards, hood and tiled back plate to the cooking area, 'Worcester Bosch' wall mounted boiler, further work surface/breakfast bar, two double glazed windows with fitted blinds to the side, radiator and a half double opaque glazed door leading out to the rear garden.

### First Floor Landing

There is a hatch to the loft, radiator and original pine doors leading to the bedrooms and bathroom.

### Bedroom 1

12'6 × 12'5 (3.81m × 3.78m)

Double glazed window to the front and a radiator.

### Bedroom 2

12'5 × 9'3 (3.78m × 2.82m)

Double glazed window to the rear, radiator, built-in wardrobe/storage cupboard.

### Bathroom

14'2 × 7'2 (4.32m × 2.18m)

The bathroom has a white suite having a panelled bath with tiling to two walls, a separate walk-in shower with electric shower, a curved glazed door and protective screens, low flush WC, pedestal hand basin with tiled splashback, double opaque glazed window and a radiator.

### Outside

There is a concrete area at the rear of the property which helps to keep maintenance to a minimum and provides a lovely place to sit and enjoy outside living. There is a wall to the right hand and rear boundary and a fence to the left hand side and an outside water supply is provided.

There is a path on the right hand side of the property which leads through a gate to the rear garden.

### Directions

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

8713MP

### 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 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

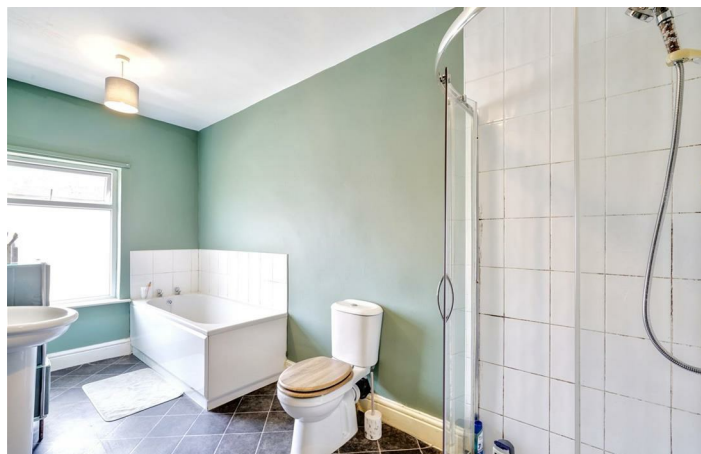
Flood Risk – No, surface water low

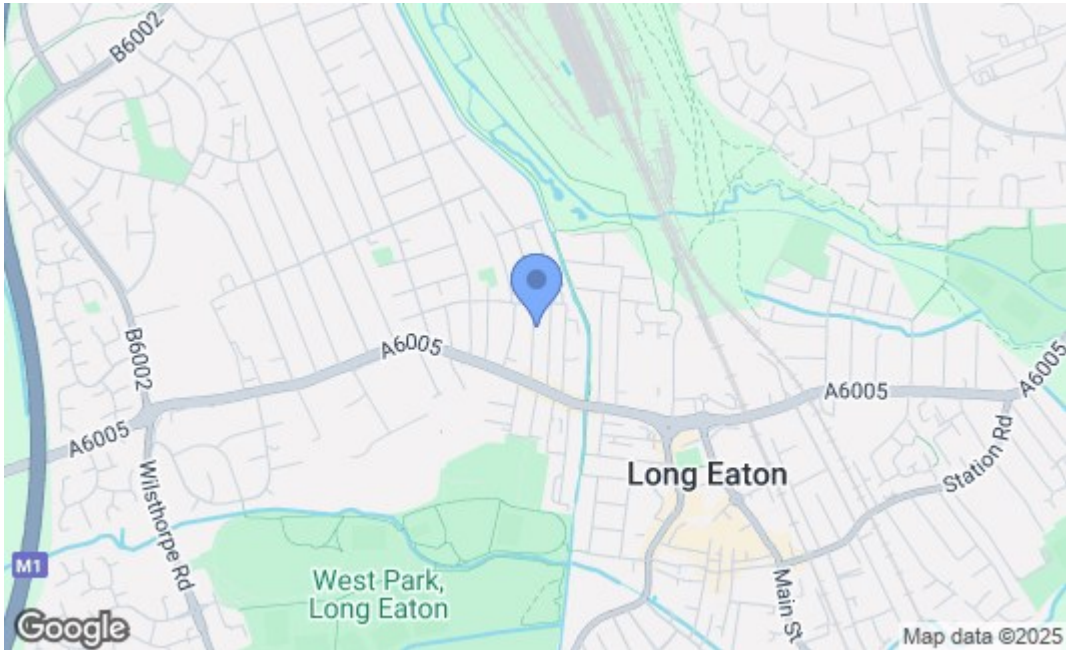
Flood Defenses – No

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		
(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 <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.