

# Robert Ellis

*look no further...*



Bennett Street,  
Long Eaton, Nottingham  
NG10 4JB

**£230,000 Freehold**

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A TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE PROVIDING THREE BEDROOM ACCOMMODATION WHICH HAS BEEN EXTENDED TO THE SIDE.

Being located on Bennett Street, this traditional bay fronted semi detached property will provide a lovely home for a whole range of buyers, from people buying their first property through to families who are looking for three bedrooms and a home which is within easy reach of excellent local schools and other amenities and facilities provided by the area. For the size and layout and the privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. As well as local schools the property is only a few minutes drive away from Long Eaton town centre and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands aback from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall, a lounge with a bay window to the front, a separate dining/sitting room with patio doors leading out to the rear garden and the extended kitchen, which is fitted with extensive ranges of wall and base units. To the first floor the landing leads to the three bedrooms and bathroom which is partly tiled and has a shower over the bath position. Outside there is a drive and a lawned garden to the front and at the rear a patio leads onto a large lawn with a path running to the bottom of the garden, there are two brick outbuildings and fencing to the boundaries.

The property is only a few minutes away from Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, local schools for all ages are within walking distance of the property and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Open porch leading through a stylish composite panelled front door with two inset opaque glazed panels and opaque glazed panel above.

### Reception Hall

Stairs with balustrade leading to the first floor, double glazed window to the side and a radiator.

### Lounge

12'2 x 10'5 approx (3.71m x 3.18m approx)

Double glazed bay window with fitted vertical blinds to the front, radiator and gas fire (not tested) set in the chimney breast.

### Dining/Sitting Room

12'2 x 10'5 approx (3.71m x 3.18m approx)

Double glazed patio doors leading out to the rear garden, double built-in cupboard with two drawers and shelving, radiator and a coal effect gas fire (not tested) set in the chimney breast.

### Extended Kitchen

11'9 x 11'5 approx (3.58m x 3.48m approx)

The kitchen is fitted with oak style finished units and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, drawers, an oven and space for an automatic washing machine below, matching eye level wall cupboards, Vaillant wall mounted boiler, two double glazed windows to the rear, tiling to the walls by the work surface areas, wall mounted gas meter, radiator, space with a shelf over for a tumble dryer and a half opaque double glazed door leading out to the front of the property from the kitchen.

### First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, hatch to loft and doors to:

### Bedroom 1

12'3 x 10'5 approx (3.73m x 3.18m approx)

Double glazed window to the front and a radiator.

### Bedroom 2

12'3 x 10'5 approx (3.73m x 3.18m approx)

Double glazed window to the rear, built-in cupboard and a radiator.

### Bedroom 3

7'8 x 5'8 approx (2.34m x 1.73m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom is part tiled and has a panelled bath with chrome hand rails, tiling to two walls and a Mira electric shower over, low flush w.c. and pedestal wash hand basin, opaque double glazed window, radiator and an airing/storage cupboard.

### Outside

At the front of the property there is a slabbed drive which provides off road parking, a lawn at the front of the house with an outside light above the door which leads to the kitchen and there is a path running down the left hand side of the property to the rear garden.

At the rear of the property there is a slabbed patio area leading onto a large lawned garden with a path running down to the bottom of the garden, there are two brick outbuildings, an outside light at the rear of the house and an outside tap is provided.

### Directions

Proceed out of Long Eaton along the main Derby Road taking the right turning into Bennett Street. Proceed some way along Bennett Street where the property can be found on the left hand side as identified by our for sale board. 8698AMMP

### 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 180mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

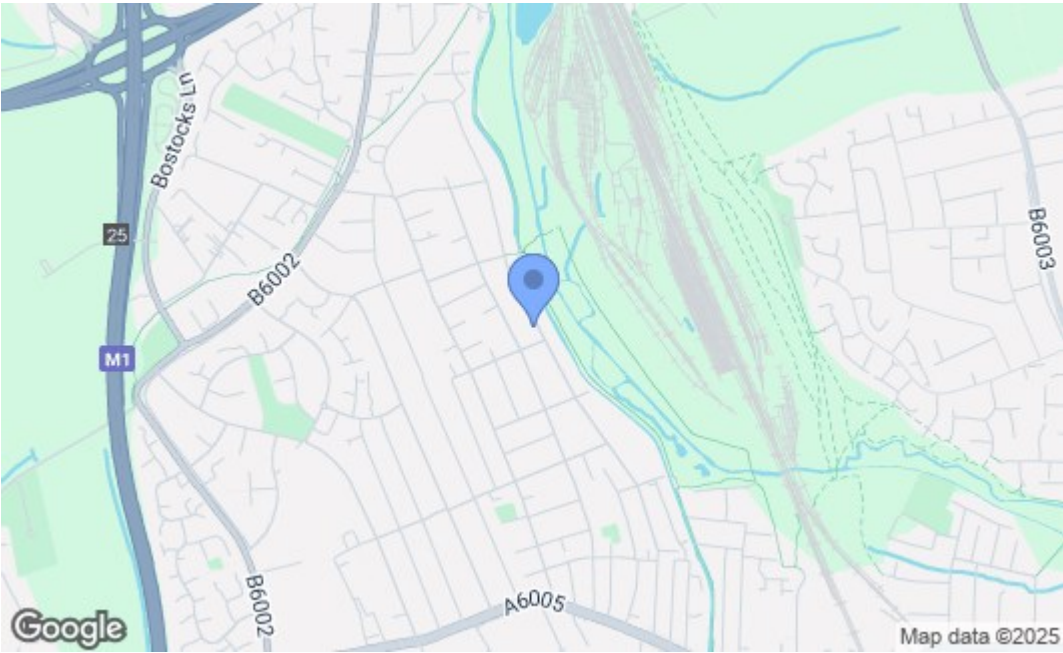
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	75	
(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.