



Bennett Street,  
Long Eaton, Nottingham  
NG10 4JA

**Price Guide £250-260,000**  
**Freehold**





A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE OVERLOOKING THE CANAL AT THE REAR WITH DRIVEWAY ON BENNETT STREET CLOSE TO LOCAL AMENITIES

Robert Ellis are pleased to bring to the market this deceptively spacious and delightfully positioned three bedroom semi detached house with beautiful canal aspect. The property is sure to tick boxes, with three double bedrooms, downstairs W.C and superb garden with decking overlooking the canal. Situated within walking distance of Long Eaton town centre and all that Long Eaton has to offer, as well as easy access to the M1 and A52 road networks along with the Long Eaton train station.

The property in brief comprises of an entrance hallway, lounge/diner and Breakfast kitchen with downstairs w.c and garage/workshop space which offers flexibility to maybe knock through and create one large room or ideal for workshop space. To the first floor there are three double bedrooms, the main with in built storage cupboards and four piece family bathroom. Outside, there is a drive for two vehicles and a rear enclosed garden which has decked areas and a large summerhouse, ideal for al-fresco living next to the canal!

Bennett Street is conveniently located for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets. There are various local pubs, restaurants and the Clifford Gym, there are excellent schools for all ages which are within walking distance of the property along with healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, transport links including junctions 24 and 25 of the M1, East Midlands Airport, great bus links with the Skylink from Tamworth Road and the A50 and A52 provide great access to East Midlands towns and cities including Nottingham and Derby.





### Entrance Hall

7'2 x 8' approx (2.18m x 2.44m approx)

Double glazed door to the side with windows either side, carpeted flooring, ceiling light, radiator and door to:

### Cloaks/w.c.

3'5 x 4'9 approx (1.04m x 1.45m approx)

Low flush w.c., sink with storage under, ceiling light, fully tiled walls and floor, built-in storage cupboard.

### Lounge/Diner

20'7 x 12'5 approx (6.27m x 3.78m approx)

Wooden French doors with doors into the conservatory, double glazed window to the side, carpeted flooring, two radiators, two ceiling lights, ceiling rose and coving, TV point and fireplace with surround.

### Converted Garage

8' x 19'4 approx (2.44m x 5.89m approx)

Double glazed window and door to the front with windows either side, carpeted flooring, light and power.

### Kitchen

11'7 x 12'11 approx (3.53m x 3.94m approx)

Double glazed bay window to the front, wooden flooring, two ceiling lights, beams to the ceiling, radiator, wooden wall, base and drawer units to four walls, work surface over, tiled splashback, double oven, space for a free standing fridge freezer and washing machine, breakfast bar and wall mounted boiler.

### Conservatory

12'6 x 11'7 approx (3.81m x 3.53m approx)

French doors to the rear, double glazed windows to the side and rear, ceiling light and fan, carpeted flooring and wall mounted heater.

### First Floor Landing

17'9 x 6' approx (5.41m x 1.83m approx)

U shaped landing with carpeted flooring, radiator, obscure double glazed window to the side, large airing/storage cupboard, loft access hatch and doors to:

### Bedroom 1

17' x 14' approx (5.18m x 4.27m approx)

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

### Bedroom 2

8'7 x 12'6 approx (2.62m x 3.81m approx)

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

### Bedroom 3

12'6 x 8'6 approx (3.81m x 2.59m approx)

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

### Bathroom

6'5 x 13'11 approx (1.96m x 3.99m approx)

Obscure double glazed windows to the side and front, vinyl wooden style flooring, ceiling light, chrome towel radiator, four piece suite with pedestal wash hand basin, low flush w.c., panelled bath and separate large walk-in shower cubicle with mains fed shower and glazed protective screens, part tiled walls, stained glass window to the landing.

### Outside

To the front of the property there is a driveway for two vehicles and access to the rear down the left hand side via a secure gate.

The property backs onto the canal, there is a decked area leading to an artificial lawn with three large storage sheds, additional patio area and decked area which looks onto the canal, established trees and shrubs and there is fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and 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 right hand side.

8683JG

### 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 8mbps Superfast 70mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

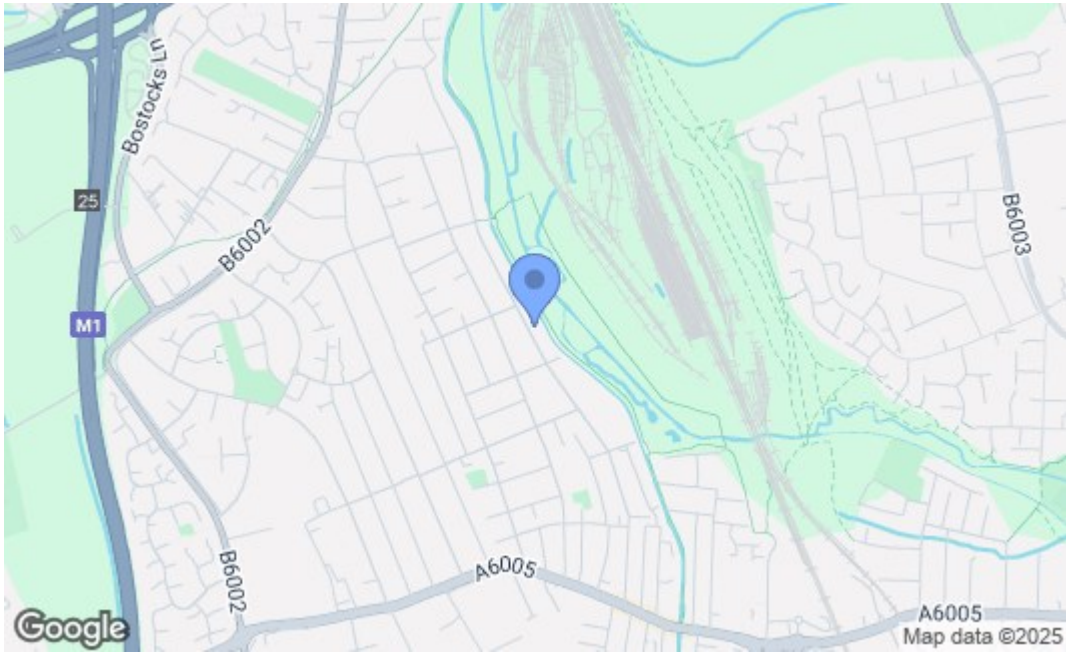
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.