



Bennett Street,  
Long Eaton, Nottingham  
NG10 4RF

**Price Guide £190-195,000**  
**Freehold**



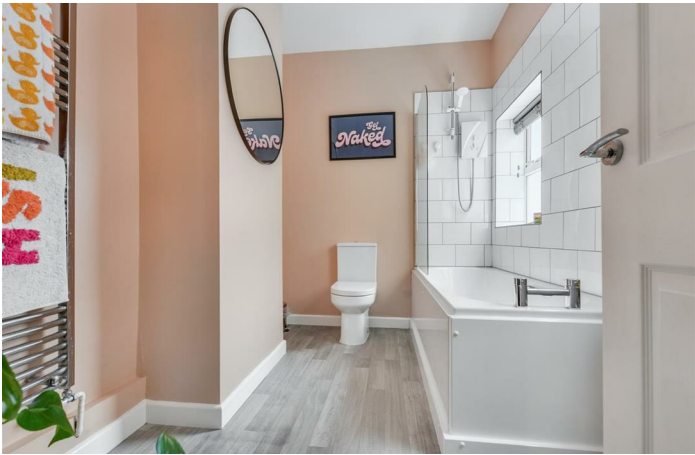


AN IMMACULATLY PRESENTED THREE BEDROOM HOME IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are delighted to offer to the market this beautifully maintained and stylish three-bedroom semi detached property, situated on Bennett Street in Long Eaton this property is perfect for first time buyers, small families, or investors alike. This home is immaculately presented throughout and offers both comfort and convenience in equal measure. Step inside to discover a spacious and modern kitchen diner, thoughtfully designed to create a welcoming heart to the home, ideal for entertaining or just being the space that you prepare your daily meals. The living areas are light, airy and tastefully decorated, reflecting the care and attention that the current owner has put into this property. You will find three generously sized bedrooms, providing ample space and potential versatility for those needing a home office. The home is ready to move into, with neutral décor and a warm, inviting feel throughout. Outside, enjoy a low-maintenance garden—a private outdoor space that's perfect for relaxing or hosting summer gatherings, with minimal upkeep required. Situated close to a range of local shops, schools, and amenities, this home is also ideally located for excellent transport links, including the M1 and A52, offering easy access to Nottingham, Derby, and beyond. Long Eaton Train Station is just a couple of miles away, making this a fantastic location for commuters.

This property is ideal for anyone looking to move straight into their first home. Internal accommodation briefly comprises of a living room, inner lobby with stairs to the first floor and open to the modern kitchen diner, rear lobby and bathroom to the ground floor. To the first floor, there are three well proportioned bedrooms completing the accommodation.

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.



### Lounge

12'6 × 12'3 approx (3.81m × 3.73m approx)

UPVC double glazed door and window to the front, wood effect vinyl flooring, radiator and door to:

### Inner Lobby

Stairs to the first floor and open to:

### Dining Kitchen

12'3 × 12'3 approx (3.73m × 3.73m approx)

Double glazed window to the rear, wall and base units with work surfaces over, integrated electric oven, induction hob and extractor fan over, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, wall mounted boiler, wood effect vinyl flooring, understairs storage cupboard and open to:

### Rear Lobby

6'10 × 5'9 approx (2.08m × 1.75m approx)

Double glazed door to the rear and door to:

### Bathroom

6'10 × 9'8 approx (2.08m × 2.95m approx)

Two double glazed windows to the side, panelled bath with shower over and shower screen, wash hand basin with vanity cupboard under, extractor fan, wall mounted heated towel rail, wood effect vinyl flooring, part tiled walls.

### First Floor Landing

With doors to:

### Bedroom 1

12'6 × 12'3 approx (3.81m × 3.73m approx)

Double glazed window to the front, radiator and built-in storage cupboard.

### Bedroom 2

9'6 × 9'6 approx (2.90m × 2.90m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

13'9 × 6'10 approx (4.19m × 2.08m approx)

Double glazed window to the rear, radiator and storage cupboard.

### Outside

To the rear of the property there is a low maintenance garden with artificial lawn and decked area, enclosed with a brick wall and fencing.

### Directions

Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the right hand side with the property identified by our for sale board.  
8741AMCO

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

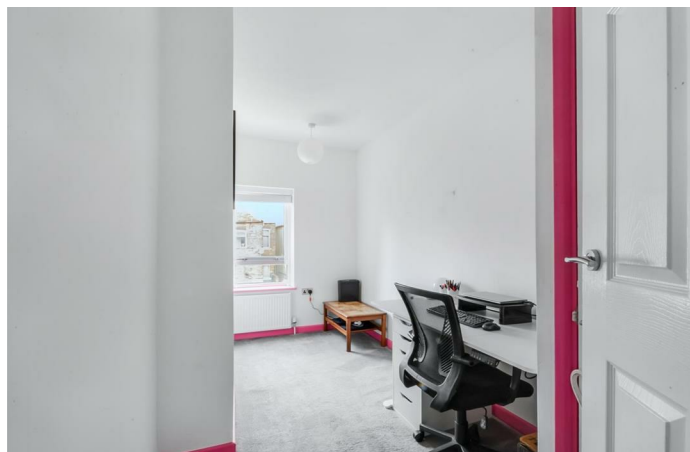
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

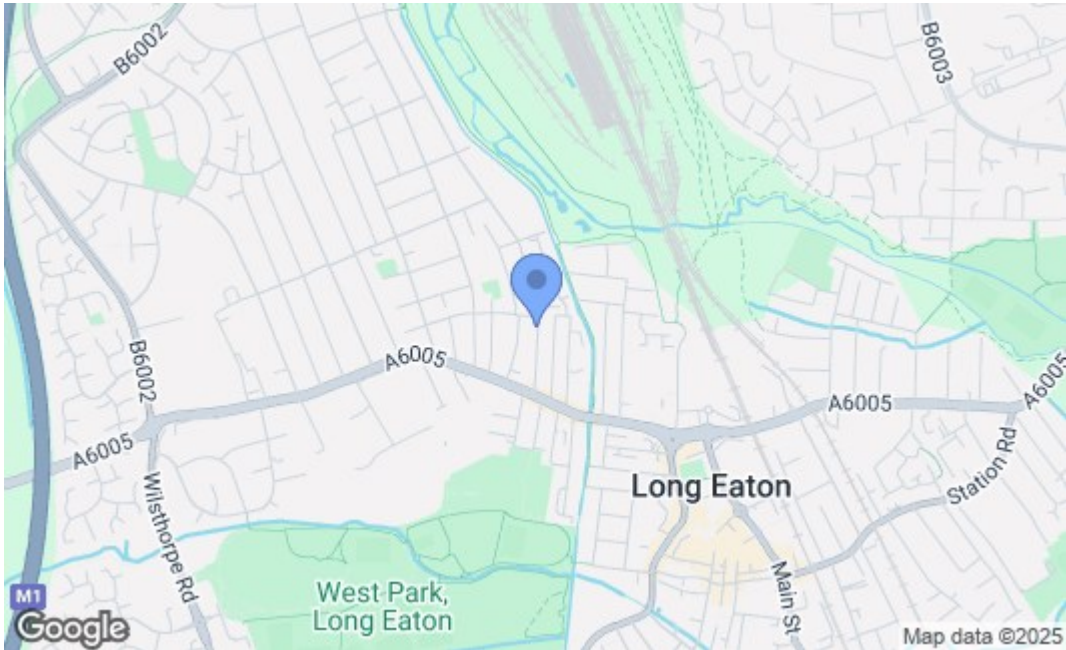
Non-Standard Construction – No

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.