Robert Ellis

look no further...

Bennett Street,
Long Eaton, Nottingham
NG10 4HH

O/O £210,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOME WHICH HAS BEEN EXTENDED AND IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well proportioned semi detached property which offers spacious and versatile accommodation throughout. The property benefits from a bay fronted lounge, creating a bright and welcoming living space, along with a separate dining room ideal for family meals and entertaining. The accommodation also includes a ground floor bathroom, with the added convenience of an upstairs shower room serving the first floor bedrooms.

To the outside, the property benefits from off road parking to the front and a private rear garden, providing a pleasant outdoor space to relax and enjoy. Being offered to the market with NO ONWARD CHAIN, an internal viewing is highly recommended to fully appreciate the space and potential this property has to offer.

The properties are 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.

Hallway
Double glazed door to the front, radiator, stairs to the first floor and door to:

Lounge
12'4 x 13'7 into bay approx (3.76m x 4.14m into bay approx)
Double glazed bay window to the front, coving, radiator, door to:

Dining Room
10'6 x 11'4 approx (3.20m x 3.45m approx)
Two openings into the extended kitchen, dado rail, radiator, coving, door to bathroom.

Kitchen
10'9 x 17'3 approx (3.28m x 5.26m approx)
Two double glazed windows and door to the rear, double glazed window to the side, range of wall and base units with work surfaces over, stainless steel sink and drainer, wall mounted boiler, integrated oven and four ring induction hob over, part tiled walls, space for a fridge freezer, radiator, plumbing for a washing machine.

Bathroom
Two double glazed windows to the side, panelled bath with wall mounted electric shower over, vanity wash hand basin, low flush w.c., part tiled walls, wall mounted chrome heated towel rail and extractor fan.

First Floor Landing
Loft access hatch, double glazed window to the side and doors to:

Bedroom 1
10'1 x 11'11 approx (3.07m x 3.63m approx)
Double glazed window to the front, dado rail, radiator.

Bedroom 2
9'5 x 11'4 approx (2.87m x 3.45m approx)
Double glazed window to the rear, radiator.

Bedroom 3
7'2 x 8'3 approx (2.18m x 2.51m approx)
Double glazed window to the rear, radiator.

Shower Room
Corner shower cubicle with wall mounted electric shower, vanity wash hand basin, low flush w.c. Door to bedroom.

Outside
To the front of the property there is a small front garden with off street parking leading to the front door and access to the rear.

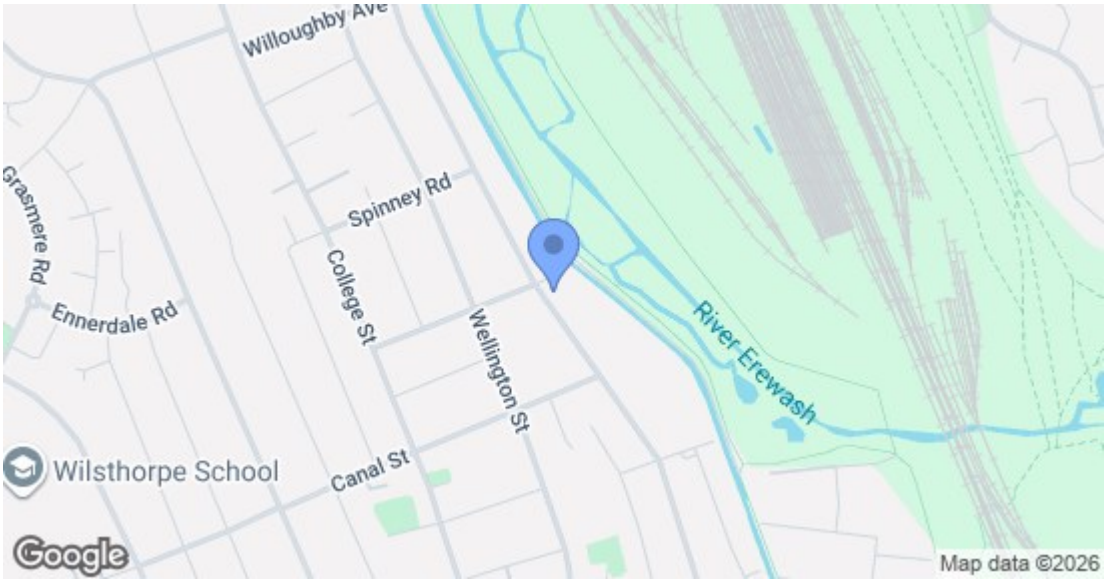
The rear garden is laid mainly to lawn with shrubs to the side, wooden shed, trees and panelled fencing to the boundaries.

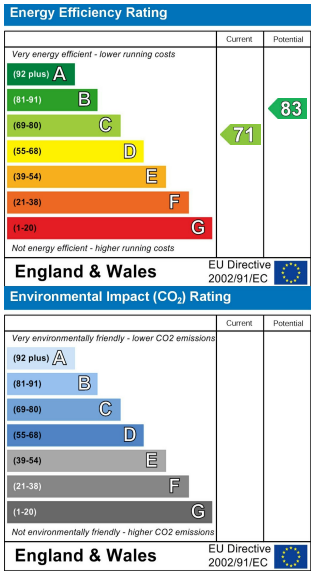
Directions
Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Bennett Street can be found as the third turning on the right hand side and the property can be found someway down.
9171CO

Agents Notes
There are solar panels on the property, further information can be obtained from the office.

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 14mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818