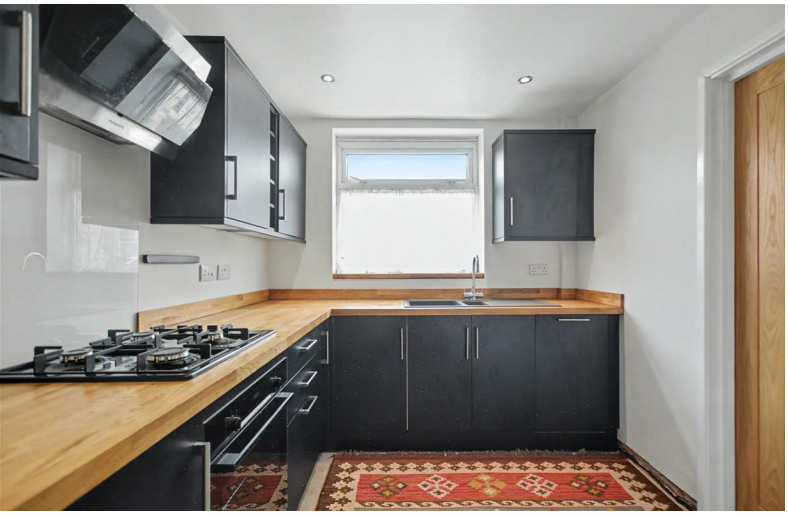
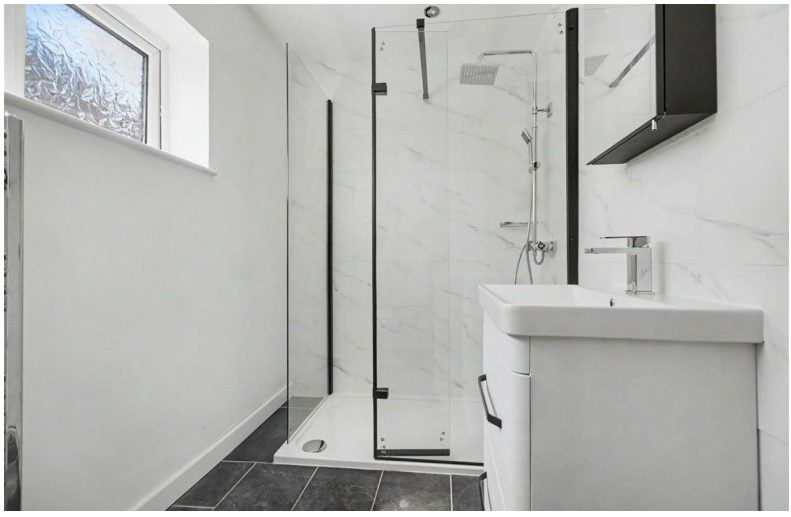
Robert Ellis

look no further...







Bennett Street,
Long Eaton, Nottingham
NG10 4JD

£235,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

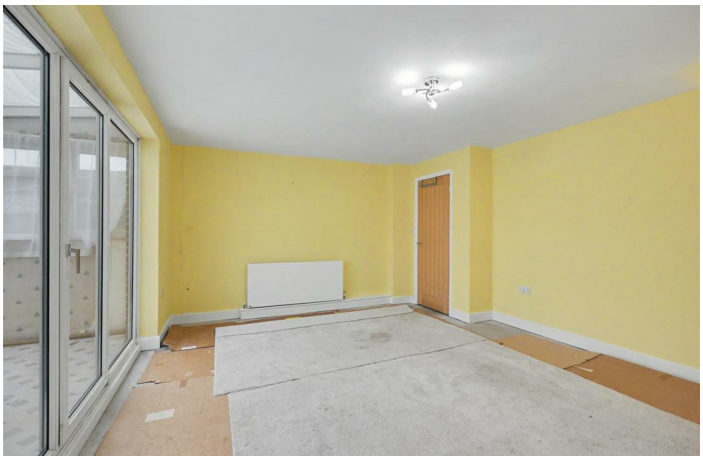


A PARTIALLY RENOVATED HOME BEING SOLD WITH NO UPWARD CHAIN WITH STUNNING CANAL VIEWS TO THE REAR, READY FOR A NEW OWNER TO ADD THE FINAL TOUCHES

Offered to the market with no upward chain, this partially renovated three-bedroom semi-detached home on Bennett Street, Long Eaton presents an excellent opportunity for first-time buyers and growing families alike. Occupying a sought-after position with delightful views over the Erewash Canal from the rear garden, the property combines modern improvements with the opportunity for a purchaser to personalise the remaining cosmetic finishes. The current owner has undertaken a comprehensive programme of upgrades, including a full rewire, a new combi boiler, new internal doors throughout, a stylish fitted navy shaker-style kitchen and a contemporary shower room, leaving only the choice of floor coverings for the next owner to complete to their own taste. Situated within easy reach of local amenities, schools and excellent transport links, the property also enjoys direct access to picturesque canal-side walks, making it ideal for those who appreciate outdoor living and a peaceful setting. An excellent opportunity to acquire a well-improved home in a popular Long Eaton location, offering both immediate comfort and scope to make it your own.

The property is entered via a front entrance door positioned to the right-hand side of the house, leading into the entrance hall, which provides access to the lounge/diner, kitchen and staircase rising to the first floor. The spacious lounge/diner offers ample room for both living and dining furniture, with sliding patio doors opening into the conservatory/lean-to, enjoying pleasant views over the rear garden and the Erewash Canal beyond. The kitchen has been recently refitted with an attractive range of navy shaker-style wall and base units, complemented by wooden work surfaces, and benefits from a door leading through to the integral garage, which has a metal up-and-over door. To the first floor, the landing provides access to three well-proportioned bedrooms and a recently refitted contemporary shower room. The first floor has also been enhanced with new carpets throughout, creating a fresh and modern feel. Outside, the property is set back from the road with a driveway to the front providing off-road parking and access to the integral garage. To the rear, the enclosed garden enjoys a delightful outlook over the Erewash Canal and features a lawn, patio seating area and garden shed, offering an ideal space for relaxing, entertaining and enjoying the peaceful surroundings.

The property is 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 and walks along the banks of the canal and open space beyond. The 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, the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
4' x 5'1" approx (1.22m x 1.55m approx)
UPVC double glazed entrance door with inset stained glass, obscure window to the side, ceiling light, new internal doors off to the kitchen and lounge.

Lounge
16'4" x 13'5" approx (4.98m x 4.09m approx)
UPVC double glazed door leading into lean-to conservatory, ceiling light, wall light, new designer radiator, space for a fire place with beam above, TV and phone point and USB sockets.

Kitchen
8'2" x 10'8" approx (2.49m x 3.25m approx)
UPVC double glazed window to the front, LED recess ceiling spotlights, door leading into the garage. The kitchen consists of recently fitted navy matte wall, base and drawer units to the three walls with solid worktop, splashback, integral Bosch oven and inset four ring gas Bosch hob, contemporary hot point extractor with acrylic splashback, integral dishwasher, inset composite one and half bowl sink and drainer with a swan-neck mixer tap, integral bin, bottle rack and space for a standing fridge freezer.

Lean-to Conservatory
17'9" x 10'4" approx (5.41m x 3.15m approx)
With windows overlooking the rear garden and sliding doors into the garden.

First Floor Landing
6'2" x 11'2" approx (1.88m x 3.40m approx)
With carpeted flooring, ceiling light, access to the loft via loft hatch, over stairs storage, airing cupboard housing the Baxi combination boiler, internal doors off to the three bedrooms and shower room.

Bedroom One
16'6" x 11' approx (5.03m x 3.35m approx)
Two UPVC double glazed windows to the front elevation, ceiling light, double radiator, phone point and USB plug points.

Bedroom Two
8'2" x 9'4" approx (2.49m x 2.84m approx)
UPVC double glazed window to the rear elevation, ceiling light, double radiator, new carpeted flooring and wardrobes.

Bedroom Three
9'4" x 8' approx (2.84m x 2.44m approx)
UPVC double glazed window to the rear elevation, ceiling light, radiator, new carpeted flooring and USB plug points.

Shower Room
9'1" x 5'4" approx (2.77m x 1.63m approx)
With UPVC double glazed obscure window to the side elevation, tiled flooring, low flush WC, chrome tile radiator electric shaver point, modern sink unit with two storage doors below and a mixer tap, wall-mounted mirrored vanity unit, LED recess ceiling spotlights, extractor fan, a large walk-in shower with glass screen, black finishing, mains fed shower with hand held shower and a rain head shower, and contemporary splashback tiling.

Outside
To the front there is a driveway in front of the garage providing off-road parking and a path leading to the right hand side of the property with a gate opening to the front, and leading through to the rear garden.

The rear of the property sits on the Erewash canal, with patio area, lawn and shed and fencing and hedging to boundaries.

Garage
18'4" x 8'2" approx (5.59m x 2.51m approx)
With a metal up and over door to the front, space and plumbing for a washing machine, new fuse box, light and power.

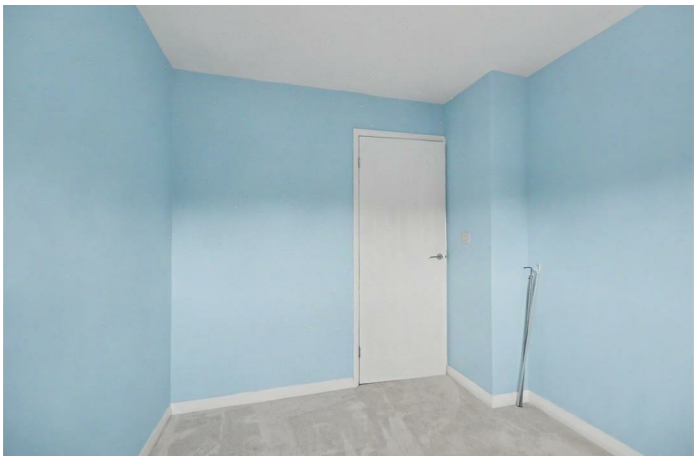
Directions
Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Bennett Street can be found as a turning on the right hand side and the property can be found someway down on the right hand side.
9419JG

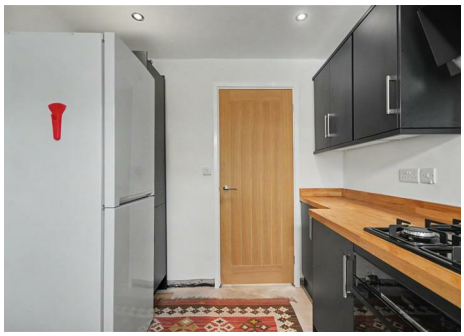
Council Tax
Erewash Council Tax Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 65mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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

Agents Notes
There are AI photos on this property.



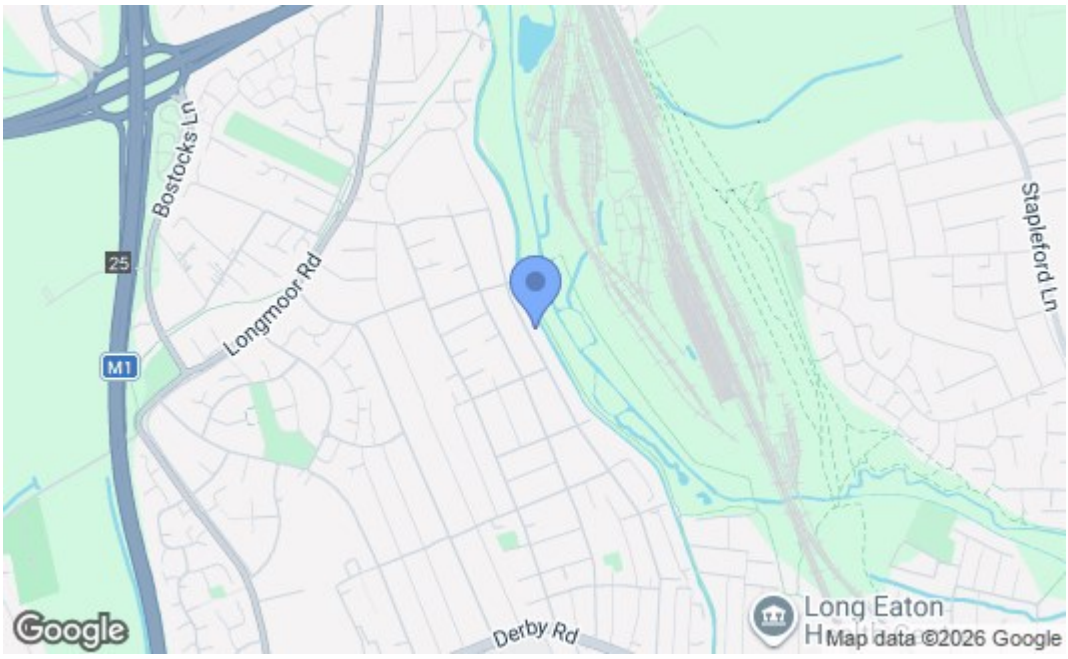


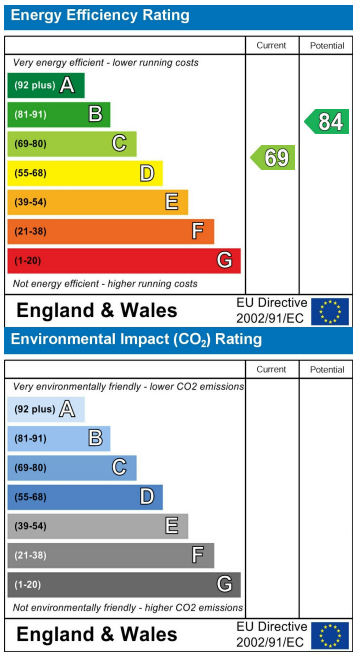












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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