Robert Ellis

look no further...







Bennett Street,
Long Eaton, Nottingham
NG10 4RA

Price Guide £190-200,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea



BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN LONG EATON – READY TO MOVE INTO!

Robert Ellis are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, ideally situated on Bennett Street in Long Eaton. Offering a wonderful blend of character, charm and spacious accommodation, this attractive property is perfectly suited to first-time buyers, growing families and those looking to take their next step on the property ladder. Presented in neutral décor throughout, the home is ready to move straight into and further benefits from UPVC double glazing, gas central heating and the added advantage of NO UPWARD CHAIN.

Stepping through the front door, you are welcomed into the inviting lounge, which flows through into a separate dining room, providing an ideal space for both everyday living and entertaining. The dining room also houses the staircase to the first floor and benefits from a useful large understairs storage cupboard. A door leads through to the well-equipped, neutrally presented kitchen, which offers access directly out to the rear garden. To the first floor, the landing provides access to two generous double bedrooms and an impressive four-piece family bathroom, comprising a bath, separate shower, wash hand basin and WC. A further staircase leads to the second floor, where you will find an additional spacious double bedroom, completing this versatile and well-proportioned accommodation. Outside there is an enclosed garden which is low maintenance, having a courtyard feel with patio and storage. There is a gate providing access to the side.

Situated on Bennett Street, the property is conveniently positioned within the popular town of Long Eaton, offering access to a variety of local amenities, shops, schools and everyday facilities. The area also benefits from excellent transport links, making it a convenient choice for commuters and those needing access to surrounding towns and cities. Externally, the property enjoys a rear garden, while on-street parking is available to the front. Combining a convenient location, spacious accommodation and a move-in-ready finish, this is an excellent opportunity to secure a fantastic home with plenty to offer.





Living Room
12'1" x 12'5" approx (3.68m x 3.78m approx)
UPVC double glazed entrance door with glass panel above and UPVC double glazed window to the front, grey carpeted flooring, double radiator ceiling light, ornate coving to the ceiling, feature fireplace with tiled hearth and surround, TV and phone point and a cupboard for storage.

Dining Room
12'1" x 12'1" approx (3.7m x 3.7m approx)
UPVC double glazed window overlooking the rear garden, laminate flooring, ceiling light, coving, double radiator, door into the kitchen and door to the understairs cupboard and a door into the lounge and this is open to the stairs to the first floor, fireplace with tiled hearth and Adam-style surround with a gas fire.

Kitchen
7'2" x 13'8" approx (2.2m x 4.18m approx)
UPVC double glazed window overlooking the rear garden, UPVC double glazed back door with inset patterned glass, tiled flooring, ceiling light, coving to the ceiling and double radiator. The kitchen consists of painted grey shaker style wall, drawer and base units to two walls, laminate rolled edge worktop with splashback tiling, space for a standing fridge freezer and space for a gas oven with extractor above and stainless steel splashback, space for a washing machine and tumble dryer. There is also a ceramic inset one-and-a-half bowl sink and drainer with a swan neck mixer tap.

First Floor Landing
15'8" x 2'4" approx (4.8m x 0.73m approx)
Carpeted flooring, two ceiling spotlights, doors off to the two bedrooms and bathroom and a door to the stairs to the second floor.

Bedroom One
12'1" x 12'1" approx (3.7m x 3.7m approx)
UPVC double glazed window to the front, grey carpeted flooring, ceiling light, TV point, coving to ceiling and double radiator.

Bedroom Two
8'10" x 9'4" approx (2.71m x 2.87m approx)
With UPVC double glazed window to the rear garden, grey carpeted flooring, ceiling light, coving to the ceiling, TV point and double radiator.

Bathroom
13'8" x 6'6" approx (4.19m x 2m approx)
UPVC double glazed obscured window to the rear elevation, varnished floorboards, recess ceiling spotlights, extractor fan, double radiator and in-built storage cupboard housing the combination boiler. The four-piece bathroom incorporates a panelled bath, low-flush w.c, pedestal sink, and enclosed corner shower unit which is mains fed.

Second Floor Bedroom
12'0" x 10'2" approx (3.66m x 3.1m approx)
Two Velux double glazed windows, grey carpeted flooring, recess ceiling spotlights, electric heater, tv point and storage going further back.

Outside
To the rear of the property there is an enclosed garden with patio, outdoor tap, fence boundaries and low-maintenance shingle.

Directions
Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the right hand side.
9640JG

Council Tax
Erewash Council Tax Band A

Agents Notes - Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, 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



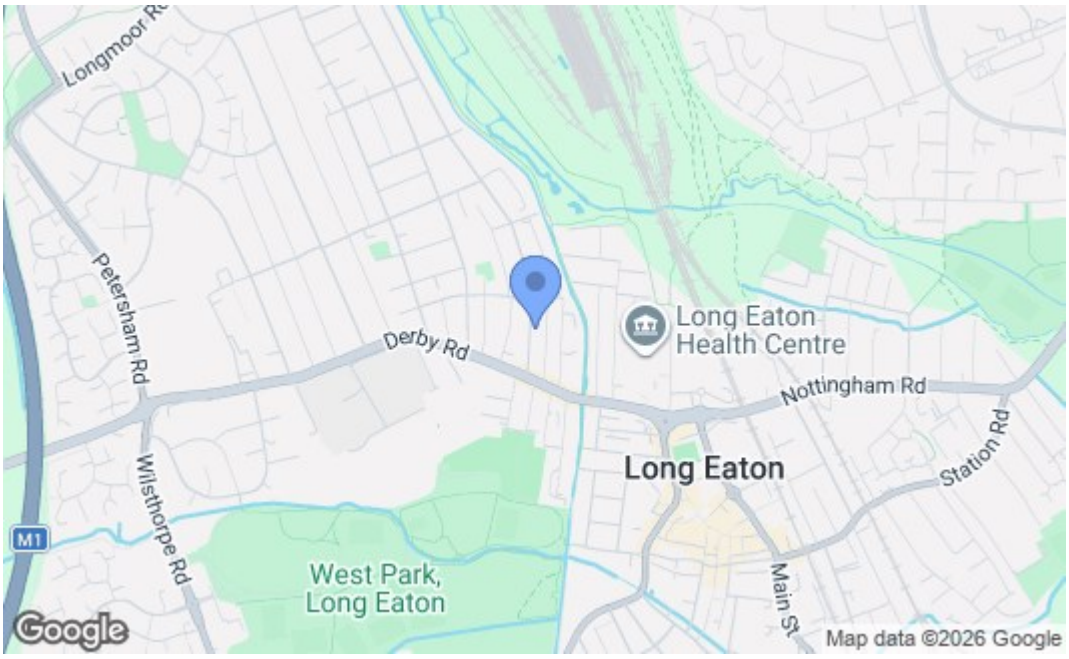


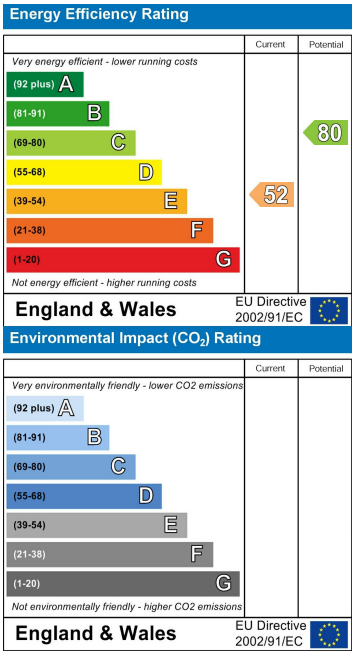












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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