

HoldenCopley

PREPARE TO BE MOVED

Bennett Street, Long Eaton, Nottinghamshire NG10 4JA

Guide Price £300,000 - £325,000

Bennett Street, Long Eaton, Nottinghamshire NG10 4JA



GUIDE PRICE: £300,000 - £325,000

DETACHED FAMILY HOME WITH CANAL VIEWS...

This three-bedroom detached house would make the perfect family home and is offered with no upward chain for a seamless transition. Blending traditional features with a modern interior, the property welcomes you into an entrance hall that leads to a living room, complete with a feature fireplace that adds character. Adjacent is a second reception room, boasting double French doors that open to the expansive rear garden, an extended kitchen offering a contemporary feel filled with natural light, while a W/C completes the ground floor. Upstairs, two double bedrooms and a single bedroom provide ample space for family living, complemented by a four-piece family bathroom. Additional benefits include a large garage with a workshop at the rear and off-street parking for two vehicles. The picturesque rear garden is a true oasis, featuring a well-kept lawn, mature plants and trees, and a lovely decked seating area that overlooks the canal—ideal for creating lasting family memories. Situated in a popular location, within close proximity to various local amenities, excellent school catchments and regular transport links, this property just has to be viewed to appreciate the accommodation on offer!

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Two Spacious Reception Rooms
- Contemporary Fitted Kitchen
- Ground Floor W/C
- Modern Four-Piece Bathroom Suite
- Picturesque Garden With Canal Views
- Driveway & Detached Garage
- No Upward Chain
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

11'6" x 5'11" (3.52m x 1.81m)

The entrance hall has natural slate tile flooring with a recessed entrance mat, a radiator, carpeted stairs with wooden spindles, an obscure glass panel, and a single composite door providing access into the accommodation.

Living Room

11'3" x 12'4" (3.45m x 3.78m)

The living room has a double-glazed window to the front and side elevation, carpeted flooring, a picture rail, a radiator, an original open fireplace, a TV point, and open access into the dining room.

Dining Room

13'6" x 12'10" (4.13m x 3.92m)

The dining room has solid wood flooring, a recessed chimney breast alcove with wooden beams and a stone tiled hearth, a fitted cupboard, a picture rail, a radiator, a double-glazed window to the side elevation, and double French doors opening out to the rear garden.

Kitchen

6'11" x 18'8" (2.12m x 5.70m)

The kitchen has a range of fitted base and wall units with Oak worktops, a Belfast style sink with a swan neck mixer tap, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher, washing machine and tumble dryer, space for a fridge freezer, natural slate tile flooring and splashback, a radiator, recessed spotlights, an in-built under-stair cupboard, a partially vaulted ceiling with skylight windows, a double-glazed window the side and rear elevation, and a single UPVC door providing access to the garden.

W/C

2'10" x 4'5" (0.88m x 1.36m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled splashback, natural slate tile flooring, a wall-mounted boiler, an extractor fan, and a double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

9'0" x 7'1" (2.76m x 2.16m)

The landing has wooden flooring, a picture rail, a double-glazed window, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11'1" x 13'6" (3.40m x 4.14m)

The first bedroom has a double-glazed window to the side and rear elevation, carpeted flooring, a radiator, a picture rail, an original open fireplace, and an in-built wardrobe.

Bedroom Two

11'4" x 11'3" (3.46m x 3.44m)

The second bedroom has a double-glazed window to the front and side elevation, carpeted flooring, a radiator, a picture rail, and an original open fireplace.

Bedroom Three

8'3" x 6'11" (2.52m x 2.13m)

The third bedroom has a double-glazed window to the front elevation, wood-effect flooring, a picture rail, a radiator, a fitted cabin bed frame, and recessed spotlights.

Bathroom

7'1" x 7'0" (2.17m x 2.15m)

The bathroom has a low level dual flush W/C, a countertop wash basin with a mirrored vanity cabinet, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a corner fitted bath, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a double-glazed obscure window to the rear elevation.

OUTSIDE

Front

At the front of the property, there is a driveway with gated access to both the garage and garden, an enclosed front garden with a picket fence boundary, courtesy lighting, and a variety of plants and shrubs.

Rear

At the rear of the property, there is a private enclosed garden featuring a gravelled area, a spacious lawn, established trees, plants, and shrubs, courtesy lighting, and fence panel boundaries. The garden extends down to a canal, where a decked seating area provides a perfect spot to relax.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas or Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 40 years+

Area - High risk for surface water / low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that there has been an extension, which has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

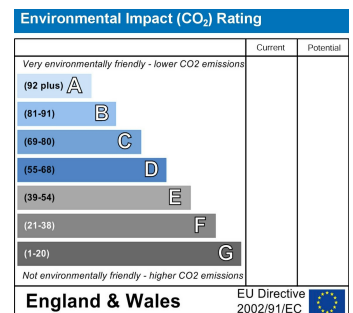
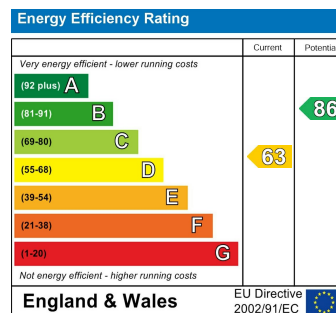
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk