



Pennine Close,  
Long Eaton, Nottingham  
NG10 4JT

**£375,000 Freehold**



THIS IS A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WHICH IS SITUATED AT THE END OF A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA.

Being located on Pennine Close, this four bedroom detached home provides the opportunity for a new owner to stamp their own mark on their next property. The property has been lived in since being originally constructed by the same family and now offers the potential to be extended to the side and rear to increase the amount of ground and first floor accommodation included if this was required by a new owner. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the gardens to be appreciated, we recommend interested parties do take a full inspection so they can see the whole property for themselves. Being positioned at the head of Pennine Close, the property also benefits from having a large grassed area to the left which provides a very open feeling around the property which is something we are sure will appeal to people who are interested in living in this location. The property is well placed for easy access to the local amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of facia brick to the external elevations with there being part render to the front under a pitched tiled roof and the accommodation included derives the benefits of gas central heating, with there being a relatively new boiler installed and double glazing throughout. Being entered through a fully enclosed porch, the accommodation includes a reception hall with a ground floor shower room/w.c. off, a large lounge, from which there is an archway leading into a dining room and from this room a door leads into the kitchen which is fitted with hand made pine base and wall cupboards and the dining room and kitchen could easily be combined to provide large living/dining kitchen, from which there could be doors leading out to the private rear garden. There is also a large utility room with a door leading out to the rear garden and to the first floor the landing leads to the four good size bedrooms and the bathroom which has a white suite. Outside there is the adjoining brick garage to the right of the house, a well maintained garden to the front with a block paved driveway in front of the garage and a large pebbled area and there is access to the rear via a path on the right hand side. At the rear of the house there is a block paved pathway leading onto a patio and a lawned garden that has established beds to the sides with the rear garden being kept private by having fencing to the three main boundaries.

The property is within easy reach of all the shopping facilities provided by Long Eaton which includes Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Fully enclosed porch having double opening double glazed doors to the front, block paved flooring, a UPVC door with inset opaque double glazed panel leading to the reception hall and there is a window to the side.

### Reception Hall

Stairs with balustrade and storage cupboard beneath leading to the first floor, radiator, parquet flooring and a radiator.

### Ground Floor Shower Room

Having fully tiled walls, a corner shower with a mains flow shower system, low flush w.c. and hand basin with a mixer tap and double cupboard beneath, radiator, opaque double glazed window and tiled flooring.

### Lounge/Sitting Room

18'7 x 12'9 approx (5.66m x 3.89m approx)

This large main reception room has a double glazed window to the front, two radiators, cornice to the wall and ceiling, TV point and stone archway leading into:

### Dining Room

12' x 9'3 approx (3.66m x 2.82m approx)

Double glazed window overlooking the rear garden, radiator, parquet flooring and cornice to the wall and ceiling.

### Kitchen

11'2 x 9'6 approx (3.40m x 2.90m approx)

The kitchen is fitted with pine hand made units and includes a double drainer stainless steel sink with a mixer tap set in a work surface which extends to three sides and has cupboards with a corner cupboard having pull out fittings, drawers and space for a fridge beneath, space and plumbing for an upright gas cooker, work surface with drawers under, matching eye level wall cupboards and a double fronted glazed display cabinet with glazed shelving, all with lighting beneath, tiling to the walls by the work surface areas and a double glazed window to the rear.

### Utility Room

14'6 x 8'4 approx (4.42m x 2.54m approx)

The utility room was originally part of the double tandem garage and this was divided since the property was constructed and has a Belfast sink with hot and cold tap, space for an automatic washing machine, tumble dryer and dishwasher and other appliances, Valliant wall mounted boiler, glass fronted wall mounted cabinet, radiator, half opaque double glazed door leading out to the rear garden and an opaque double glazed window to the rear.

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, radiator and hatch to loft.

### Bedroom 1

11'3 x 9'8 approx (3.43m x 2.95m approx)

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

### Bedroom 2

10' x 10'7 approx (3.05m x 3.23m approx)

Double glazed window to the rear, pine flooring and double built-in wardrobe.

### Bedroom 3

11'2 x 7'7 approx (3.40m x 2.31m approx)

Double glazed window to the rear and a radiator with double built in wardrobe

### Bedroom 4

10'7 x 9'8 approx (3.23m x 2.95m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom is fully tiled and has a white suite with a panelled bath with a mixer tap and a shower, low flush w.c., pedestal wash hand basin with mixer tap, radiator, opaque double glazed window and an airing/storage cupboard with a radiator and shelf.

### Outside

At the front of the house there is a block paved driveway which provides off road parking and there is a block paved path running down the right hand side of the property through a gate to the rear of the house. There is a pebbled area with a central bed and there is hedging to the front boundary and to the left of the house there is a storage area with screening to the side boundary.

At the rear of the house there is a block paved path which leads to a slabbed patio and lawned garden that has established beds to the sides with the garden being kept private by having fencing to the side and rear boundaries. There is a shed positioned to the left of the house and an outside water supply is provided.

### Garage

12'9 x 8'7 approx (3.89m x 2.62m approx)

To the right of the property there is a brick built garage with an up and over door to the front. The electric fuse box is positioned on a wall and there is a light in the garage.

### Directions

Proceed out of Long Eaton along Derby Road continuing over the canal bridge and through to the traffic island turning right into Petersham Road and left into Cheviot Road. Follow the road round taking the fifth turning into Chiltern Gardens and first right onto Pennine Close.

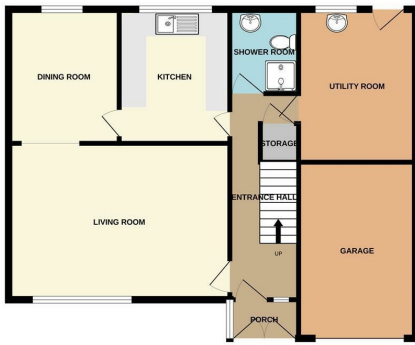
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### Council Tax

Erewash Borough Council Band D



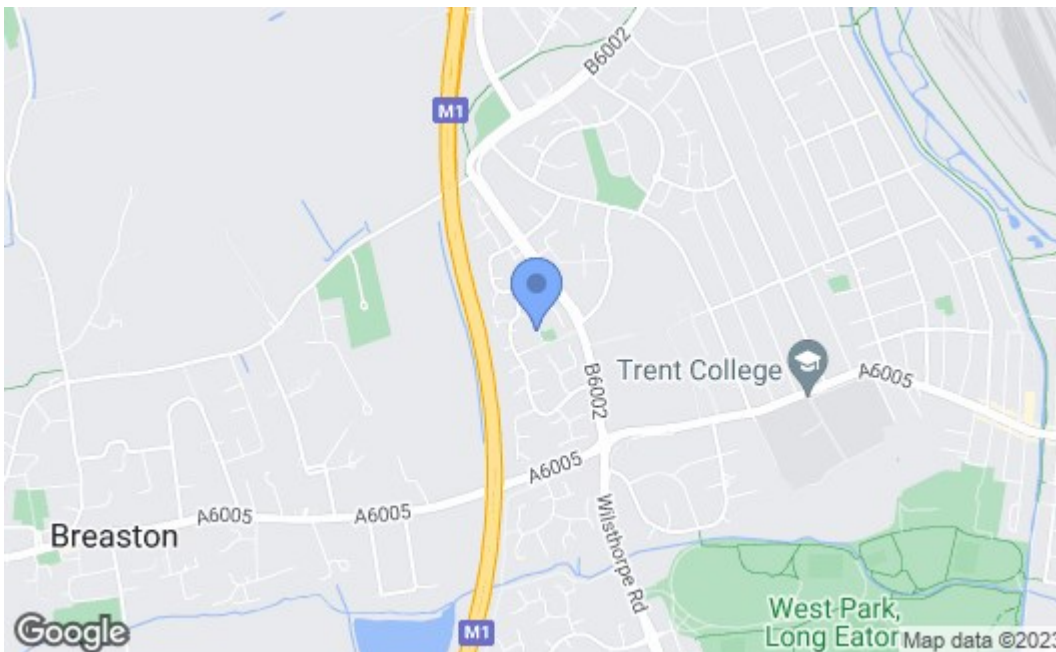
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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