



Wittering Close,  
Long Eaton, Nottingham  
NG10 1PN

**£240,000 Freehold**





A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE THAT HAS BEEN FULLY UPGRADED, FOUND ON THE POPULAR FIELDS FARM DEVELOPMENT BEING SOLD WITH NO UPWARD CHAIN!

Being situated at the head of Wittering Close, this three double bedroom semi detached house has had both the kitchen and bathroom upgraded and is tastefully finished throughout. With anthracite grey windows, a landscaped rear garden and garage, an early internal viewing comes highly recommended so that all interested parties can see all that is included for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which has helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a tiled roof and benefits from GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation comprises of an entrance hallway, lounge, separate dining room, exclusively fitted and equipped kitchen, three first floor double bedrooms and bathroom. Outside there is a brick GARAGE and a block paved DRIVEWAY with a garden to the front and to the rear there is a private garden laid mainly to lawn.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton station which is only a few minutes walk away, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

8' x 2'4 approx (2.44m x 0.71m approx)

With composite anthracite grey front door, laminate flooring, wall mounted radiator, ceiling light, and a cupboard for storage, this has doors off for the dining space, living room, and kitchen.

### Kitchen

8'9 x 7'2 approx (2.67m x 2.18m approx)

UPVC double glazed window to the front, ceiling light, sparkle grey tile flooring. The kitchen consists of a gloss purple wall, drawer and base units to three walls, contemporary white rolled edged laminate work top, gloss white brick style splashback tiling, a four ring induction hob, oven and extractor, space for a washing machine, space for fridge freezer, combination boiler, stainless steel inset sink and drainer with swan neck mixer tap.

### Lounge

12'5 x 15'5 approx (3.78m x 4.70m approx)

UPVC double glazed sliding doors to the rear garden and window to the side, laminate flooring, ceiling light, double radiator, TV point, and opening to the dining room.

### Dining Room

8'2 x 7'3 approx (2.49m x 2.21m approx)

UPVC double glazed window to the front, laminate flooring, radiator, ceiling light, and TV point.

### First Floor Landing

5'9 x 7'6 approx (1.75m x 2.29m approx)

UPVC double glazed obscured window to the side, carpet flooring, ceiling light, door to the storage cupboard, and doors to the two bedrooms and bathroom, and access to the loft via a loft hatch.

### Bathroom

The bathroom is tiled to the ceiling, with UPVC double glazed obscured window to the rear elevation, tiled flooring, LED recessed ceiling spotlights, WC and sink with black mixer tap inset to vanity unit, with LED wall mirror above, large walk-in shower, with a rain head, glass screen with black panels, radiator, and shelving.

### Bedroom One

9' x 12'8" (2.74m x 3.86m)

UPVC double glazed window to the rear, ceiling light, black laminate flooring, and double wall mounted radiator.

### Bedroom Two

7'5" x 9'6" (2.26m x 2.90m)

UPVC double glazed window to the front elevation, carpet flooring, double radiator, and ceiling light.

### Bedroom Three

7'3" x 9'2" (2.21m x 2.79m)

UPVC double glazed window to the front elevation, carpet flooring, double radiator and ceiling light.

### Outside

There is a patio directly outside of the doors with a pergola, a lawned area, decking to the rear, fencing to the boundaries, in-built plastered planters to the borders, and there is a door to the side of the garage. The garden is fully enclosed and private.

### Garage

16'8" x 12'3" (5.08m x 3.73m)

There is a brick built detached garage with mental up and over door and a door to side, which provides ample storage, light and power.

### Directions

Proceed out of Long Eaton along main street, at the island by the Tappers Harker public house continue directly across into Fields farm road, take the left hand turning into Bosworth Way, left into Hoselett Field Road following the road around where Wittering Close can be found on the left. 8727JG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

Flood Defences: No

Non-Standard Construction: No

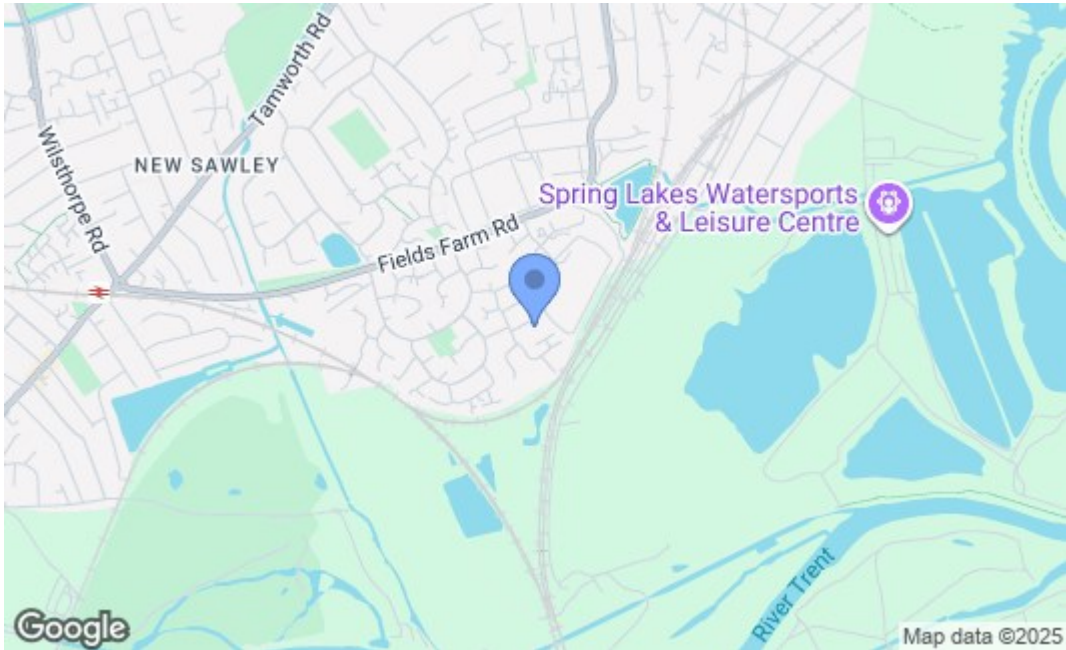
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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.