



Wittering Close,  
Long Eaton, Nottingham  
NG10 1PN

**O/O £260,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOME OFFERING A FANTASTIC OPPORTUNITY, SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC WITHIN A POPULAR RESIDENTIAL LOCATION.

Robert Ellis are delighted to bring to the market this spacious property which occupies a larger than average corner plot and provides excellent scope and potential for further improvement. The accommodation includes a lounge, dining area and kitchen, along with three bedrooms and a family bathroom, making it ideal for a wide range of buyers. Externally, the property benefits from a gated driveway, double garage and generous garden space, with the added advantage of the property having previously had planning permission approved for an extension. Offered to the market with no onward chain, this is an opportunity not to be missed. Conveniently located for local amenities, bus routes, Long Eaton town centre and the train station, early viewing is highly recommended to fully appreciate the size, setting and potential on offer.

The property benefits from gas central heating and double glazing and internally the property briefly comprises of a hallway, kitchen, dining room and lounge to the rear aspect with patio doors into the rear garden and stairs leading to the first floor. To the first floor, there are three bedroom and modern bathroom.

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, 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

Double glazed door to the side, door to lounge, door to dining room, radiator and opening into kitchen.

### Kitchen

9'4" x 7'8" approx (2.84m x 2.34m approx)

Matching wall and base units, integrated electric oven, four ring gas hob, overhead extractor, stainless steel sink and drainer, double glazed window to the front, laminate flooring, space for fridge freezer and plumbing for a washing machine.

### Dining Room

7'8" x 8'6" approx (2.34m x 2.59m approx)

Double glazed window to the front, laminate flooring, radiator and double doors opening into the lounge.

### Lounge

12'10" x 15'11" approx (3.91m x 4.85m approx)

Double glazed patio doors to the rear, double glazed window to the rear, stairs to the first floor, laminate flooring, electric fire and half mantle.

### First Floor Landing

Double glazed window to the side, access to the loft, and access to the three bedrooms and bathroom.

### Bedroom One

9'6" x 11'8" approx (2.90m x 3.56m approx)

Double glazed window to the rear and radiator.

### Bedroom Two

10" x 7'10" approx (3.05m x 2.39m approx)

Double glazed window to the front and radiator.

### Bedroom Three

9'8" x 7'8" approx (2.95m x 2.34m approx)

Double glazed window to the front and radiator.

### Bathroom

Double glazed window to the rear, panelled bath, vanity wash-hand basin, low level WC, wall-mounted chrome heated towel rail, shower over the bath which is ran from the boiler, and fully tiled walls.

### Outside

To the front of the property there is an attractive entrance via barn style gate with gravelled driveway providing off-road parking for several cars, lined with mature hedges, large lawn area, gate to the rear garden, and double garage with multiple sockets, remotely operated lighting, up and over door. The generous rear garden is mainly laid to lawn and with fence boundaries.

### 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 and the property is located at the head of the cul-de-sac.

9017CO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

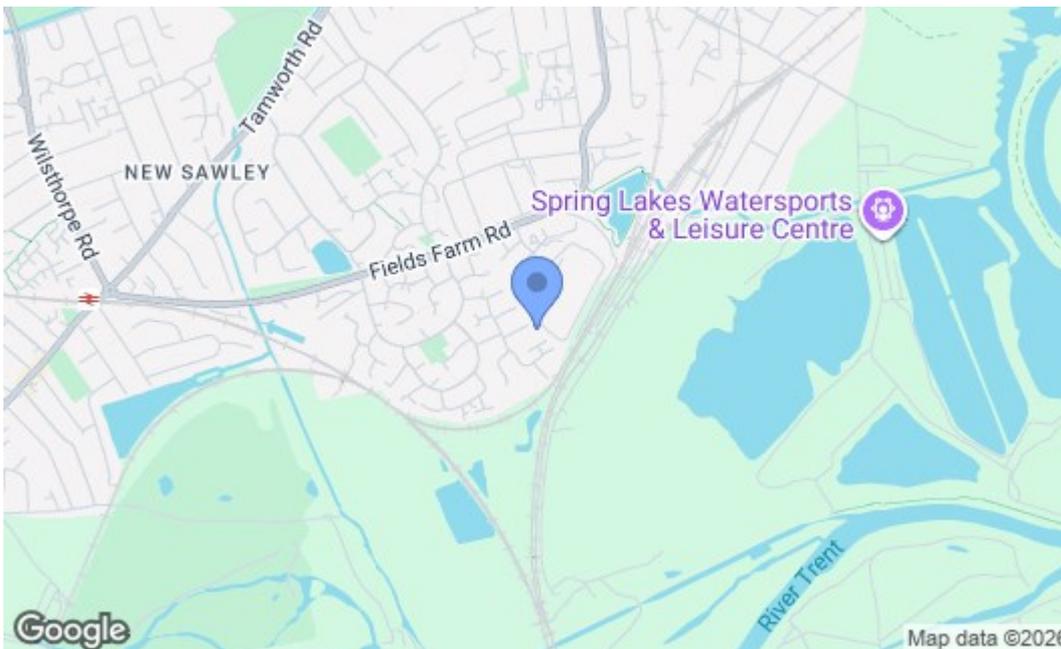
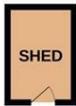
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

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.