



Wittering Close,  
Long Eaton, Nottingham  
NG10 1PN

**£220,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOME SITUATED ON WITTERING CLOSE, TUCKED AWAY WITHIN A QUIET CUL-DE-SAC AND IDEAL FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE.

Robert Ellis are delighted to bring to the market this well presented semi detached property, occupying a pleasant position within a popular residential cul-de-sac. Offering well proportioned accommodation throughout, the property is perfectly suited to first time buyers, downsizers or those looking for a low maintenance home in a sought after location.

The accommodation is entered via a welcoming entrance porch, leading into a spacious lounge which provides an excellent living area. To the rear of the property is a modern fitted kitchen, overlooking and providing access to the rear garden. To the first floor are two good sized bedrooms and a modern family bathroom, all presented to a good standard and ready to move straight into. Externally, the property enjoys front and rear gardens together with off road parking, completing this attractive home. An internal viewing is highly recommended to fully appreciate the accommodation, location and lifestyle this lovely home has to offer.

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.



### Porch

Double glazed door to the front, laminate flooring and door to:

### Lounge

12' x 16'7 max approx (3.66m x 5.05m max approx)

Double glazed window to the front, stairs to the first floor, laminate flooring, gas fire, radiator and door to:

### Kitchen

12'5 x 8'8 approx (3.78m x 2.64m approx)

Double glazed window to the rear, double glazed door to the side, wall, base and drawer units with work surfaces over, inset sink and drainer, part tiled walls, radiator, plumbing for a washing machine, four ring gas burner with extractor over, integrated oven, space for a fridge freezer.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

12'5 x 8'11 approx (3.78m x 2.72m approx)

Double glazed window to the rear, radiator, laminate flooring.

### Bedroom 2

12'5 x 8'3 approx (3.78m x 2.51m approx)

Double glazed window to the front, radiator.

### Bathroom

Obscure double glazed window to the side, panelled bath with mains fed shower over, pedestal wash hand basin, low flush w.c., storage cupboard.

### Outside

To the front of the property there is off road parking with a pathway to the front door and side access to the rear garden.

The rear garden is laid mainly to lawn, patio area, fencing to the 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.

9462CO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 75mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

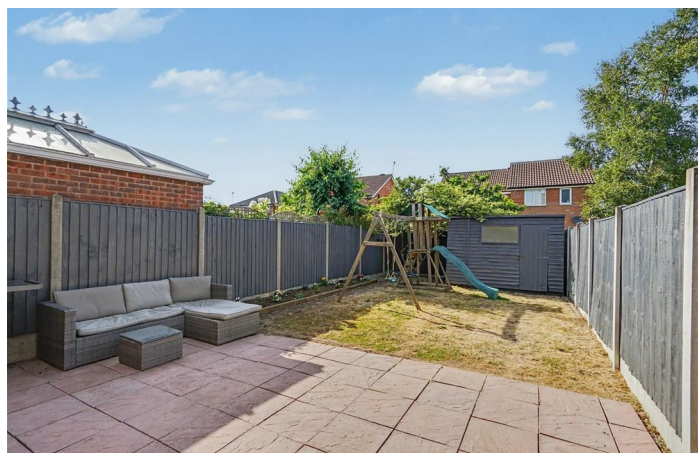
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

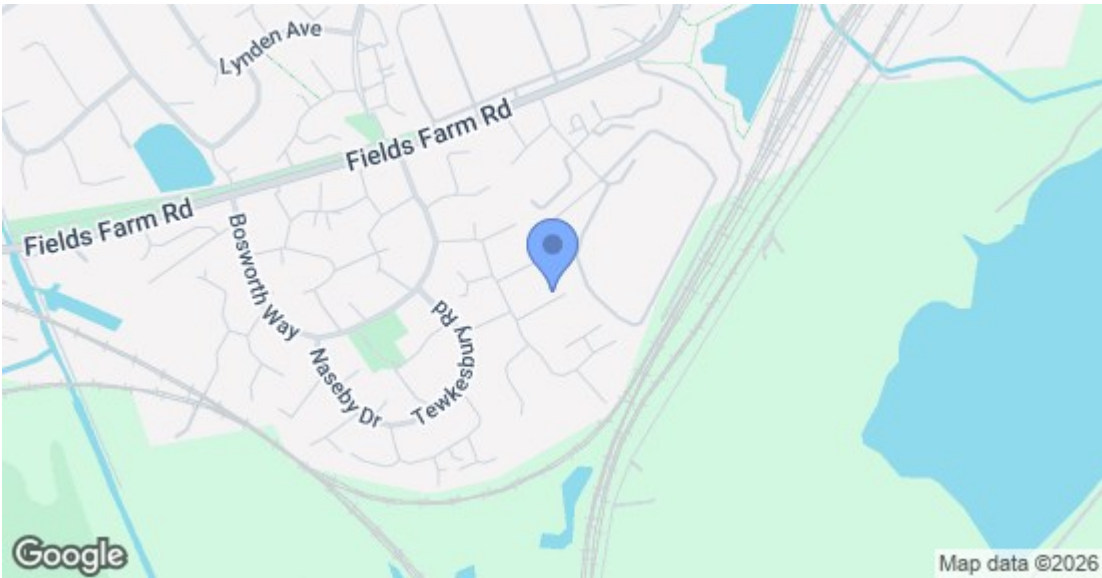
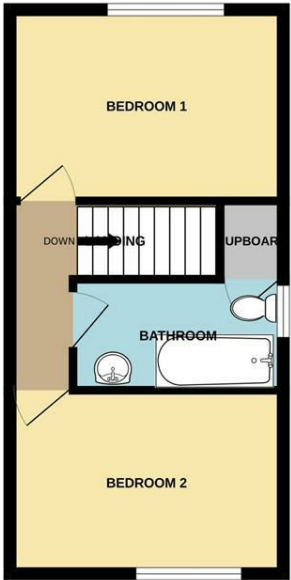
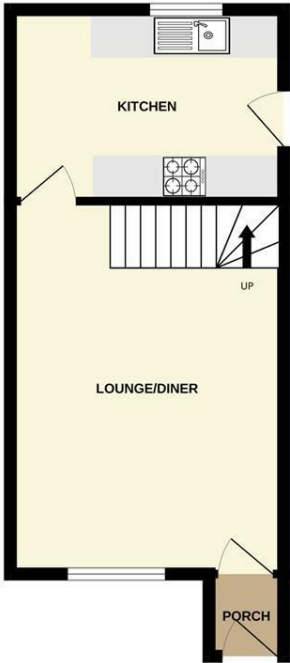
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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.