



2 Wittering Close, Long Eaton, Nottingham, NG10 1PN
£1,195 Per Month

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New to the market stunning three-bedroom semi-detached property located in the popular 'Fields Farm Development' close to Long Eaton Train station and good road links to Nottingham & Derby. The property has recently undergone considerable improvements including LVT flooring to the ground floor and new carpets to the stairs and first floor also benefiting from new kitchen.

The accommodation comprises of entrance hallway, storage cupboard located off the hallway, contemporary fitted kitchen with gloss wall and base units, built in electric oven, electric hob and extractor fan, space for fridge/freezer and washing machine. Good size dining room open onto large lounge located to the rear with French doors leading to the rear garden.

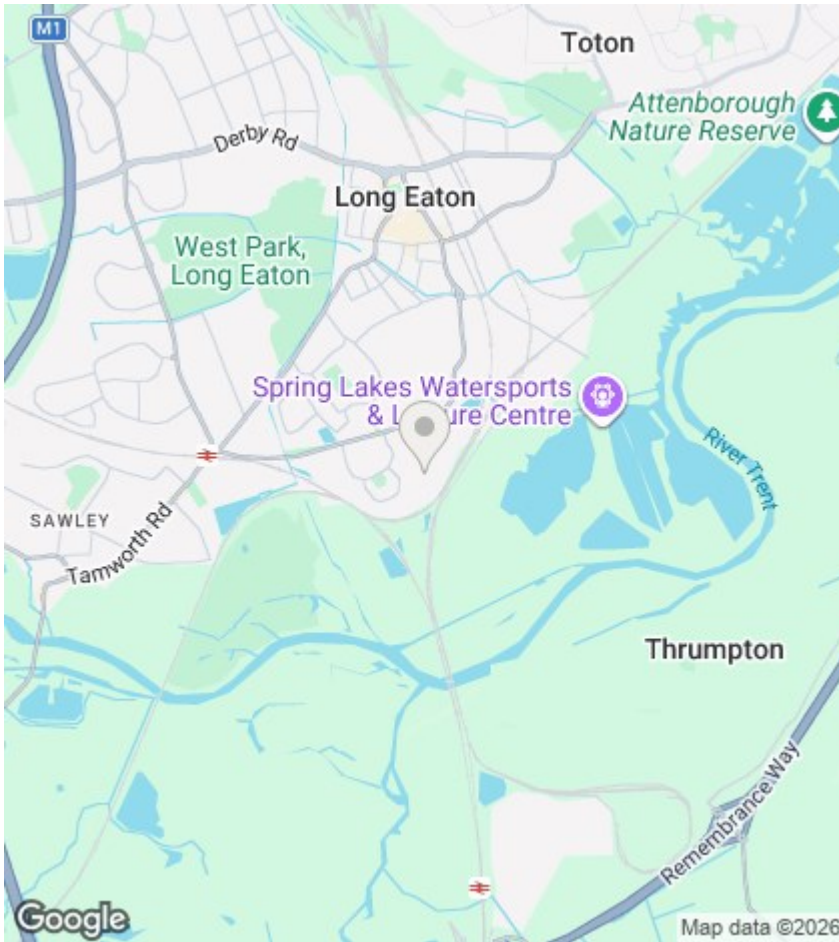
To the first floor are two double bedrooms with fitted wardrobes to bedroom two and large single, shower room with vanity sink and WC, shower enclosure with mains powered shower. Outside the property is driveway parking small lawn area and to the rear is an enclosed garden with covered paved patio, lawn area, raised borders, decking area and access to single garage.

Available NOW. Internal viewing recommended to appreciate the size and condition.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

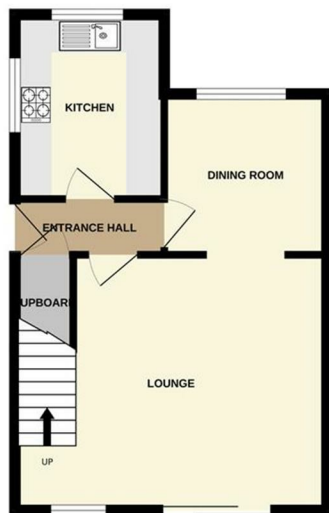
EPC Rating:
C

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	



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.