



Longmoor Lane,  
Breaston, Derbyshire  
DE72 3BE

**£650,000 Freehold**



THIS IS AN INDIVIDUAL DETACHED HOME PROVIDING THREE LARGE RECEPTION ROOMS AND FIVE BEDROOMS WHICH IS SITUATED ON A PLOT OF APPROX  $\frac{1}{4}$  OF AN ACRE IN SIZE.

Being located on Longmoor Lane on the edge of Breaston village, this individual detached property provides a lovely family home which has spacious ground floor accommodation and five bedrooms to the first floor. The property is situated on a large plot with the majority of the land and gardens being at the rear where there are several lawned areas and an ornamental pond with hedging to the boundaries. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely family home for themselves.

The house is constructed of brick to the external elevations and has been significantly extended.

Benefiting from having gas central heating and double glazing, the spacious and light accommodation includes an enclosed porch leading through the original stained glass leaded front door to the reception hallway, from which there are Georgian glazed doors leading to the lounge which has a feature fireplace, sitting room, separate dining room which has a further feature fireplace and the breakfast kitchen which is fitted with lime oak units and has integrated cooking appliances. From the kitchen there is the rear hall which provides access out to the side of the property and has large storage cupboards to the right hand side and a utility room, ground floor w.c. and cloaks/boiler house on the left of the hall. To the first floor the landing leads to the five bedrooms, four of which are double rooms and the bathroom which has a separate shower and bath. Outside there is the double detached garage which is positioned at the rear of the property and is accessed via the lane to the right of the house, there is off road parking and a garden at the front with a path leading down the right hand side of the property to the rear where there are the main gardens that have several lawned areas, a feature ornamental pond, a vegetable garden at the bottom where there is a greenhouse and a number of fruit trees and the garden is kept private by having established hedging and natural screening to the boundaries.

Breaston offers a number of local amenities including several local shops, schools for younger children, there are healthcare and sports facilities which include several local golf courses, further shopping facilities can be found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets and there are also schools for older children found in Long Eaton, there are walks in the surrounding picturesque countryside, Breaston has three local pubs, a bistro restaurant and several coffee eateries and the excellent transport links include J25 of the M1 which is a few minutes drive away, 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

Enclosed porch having an opaque double glazed door with matching side panels to the front, quarry tiled flooring and the original stained glass leaded door with matching windows to either side leading into:

### Reception Hall

Stairs with the original balustrade leading to the first floor, radiator in a decorative housing, oak flooring, plate rail to the walls and Georgian glazed internal doors leading to the reception rooms and kitchen.

### Lounge

13'6 plus bay x 10'6 approx (4.11m plus bay x 3.20m approx)  
Half double glazed door with stained glass leaded top panel and matching double glazed windows to either side set in a bay and leading out to the rear garden with a further opaque double glazed leaded window to the side, coal effect gas fire set in an Adam style surround with inset and hearth, cornice to the wall and ceiling, radiator and two wall lights.

### Dining Room

11'6 plus bay x 11'6 approx (3.51m plus bay x 3.51m approx)  
Having a double glazed leaded bay window to the front with a further double glazed leaded window to the side, coal effect gas fire set in an Adam style surround with a granite hearth, cornice to the wall and ceiling and a radiator.

### Sitting Room

15'6 x 10'6 approx (4.72m x 3.20m approx)  
Double glazed leaded window to the front with fitted seating which has storage space beneath and a feature stained glass leaded window to the side, pine panelling to the ceiling and a radiator.

### Breakfast Kitchen

10'4 x 7'2 approx (3.15m x 2.18m approx)  
The kitchen is fitted with lime oak units and has a 1½ bowl stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to two walls and has space and plumbing for a dishwasher, cupboards and drawers beneath, double oven with cupboards above and below, breakfast bar/work surface with a radiator under, matching eye level wall cupboards with the cupboards over the breakfast eating area having lighting beneath, hood to the cooking area, walls tiled to the work surface areas, double glazed window to the rear, laminate flooring and a built-in shelved pantry with a door matching the lime oak kitchen units.

### Rear Hall

Having a UPVC door with inset leaded glazed panels leading out to the side of the property, tiled flooring, range of full height shelved storage cupboards and space for an upright fridge/freezer, all with cupboards over.

### Utility Room

5'3 x 3'8 approx (1.60m x 1.12m approx)  
Double glazed window to the rear, Belfast sink, work surface with space below for an automatic washing machine, radiator and tiled flooring.

### Ground Floor w.c.

Having a white low flush w.c., tiling to the walls and flooring, opaque double glazed window and a pine door into the rear hall.

### Boiler Room/Cloaks Cupboard

This is where the wall mounted Worcester Bosch boiler is housed, cloaks hanging and shelving and tiled flooring.

### First Floor Landing

The balustrade continues onto the main landing, radiator and hatch with ladder to the loft.

### Bedroom 1

13'6 x 10'6 max approx (4.11m x 3.20m max approx)  
Double glazed window to the rear with a double glazed leaded window to the side, fitted headboard to the bed position with cupboards either side, ranges of wardrobes and the dressing table with drawers under and a mirror above, radiator, cornice to the wall and ceiling and a built-in airing/storage cupboard.

### Bedroom 2

11'6 x 11'6 approx (3.51m x 3.51m approx)  
Double glazed leaded windows to the front and side, laminate flooring, picture rail to the walls and a radiator.

### Bedroom 3

14' x 10'6 approx (4.27m x 3.20m approx)  
Double glazed leaded window to the front, radiator, cornice to the wall and ceiling and a radiator.

### Bedroom 4

8'6 x 9'4 plus wardrobes approx (3.20m x 2.84m plus wardrobes approx)  
Double glazed window to the rear, hand basin set in a surface with drawers and cupboards under, two double built-in wardrobes with cupboards over and a radiator.

### Bedroom 5

8'6 x 6'3 approx (2.59m x 1.91m approx)  
Double glazed leaded window to the front, laminate flooring, cornice to the wall and ceiling, radiator and a fitted desk with drawers under extending to two walls.

### Bathroom

The bathroom is fully tiled with a light coloured suite and includes a panelled bath with hand rails and a mixer tap with hand held shower, low flush w.c., wash hand basin set in a surface with cupboards under and a mirror, light and electric shaver point to the wall above and a separate walk-in shower with a mains fed Mira power shower, tiling to three walls and a glazed pivot door and a radiator with a shelf over.

### Outside

To the front of the property there is a lawn with borders to the front and left hand side and there is a low level wall running along the front boundary. Double width driveway with a gate to the right of the property which provides access via a wide path leading to the rear garden with there being hedging to both the left and right hand boundaries.

The rear garden is an important feature of this lovely home with there being several lawned areas with established planted borders to the sides and there is a central ornamental pond with a waterfall and a rockery. At the bottom of the garden there is a vegetable area which also has a selection of fruit trees, a greenhouse, four compost bins and there is hedging to the boundaries around the bottom section of the garden. There is also a shed positioned behind the garage, an outside water supply is provided and there is lighting to the side and rear of the house with a further light behind the garage.

### Garage

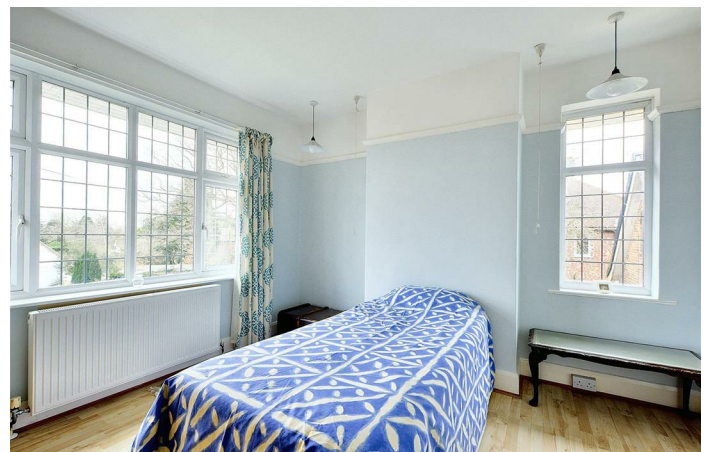
22' x 15'7 approx (6.71m x 4.75m approx)  
The concrete sectional garage has a pitched tiled roof and an up and over door to the front with a door and window to the side and power and lighting is provided in the garage. The garage is accessed from a lane at the side where there is a gate that opens into a driveway in front of the garage.

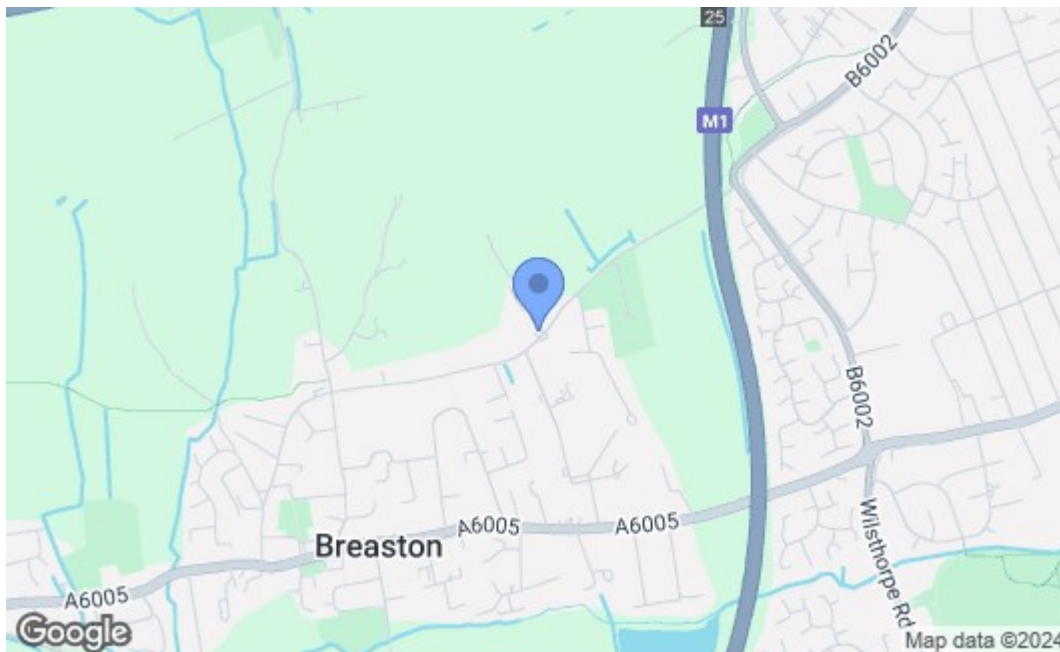
### Directions

Proceed out of Long Eaton along Derby Road and continue straight over the traffic island and into Breaston. Turn right into Risley Lane, right into Longmoor Lane and the property can be found on the left hand side.  
7571AMMP

### Council Tax

Erewash Borough Council Band F





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			
		62	81
<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.