

# Robert Ellis

*look no further...*



Stevens Lane,  
Breaston, Derbyshire  
DE72 3BU

**O/I/R £195,000 Freehold**

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A CHARACTERFUL TWO DOUBLE BEDROOM MID-TERRACED PROPERTY WITH FRONT AND REAR GARDENS, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND SITUATED WITHIN AN AWARD WINNING VILLAGE LOCATION.

Robert Ellis are delighted to bring to the market this beautiful and character filled two double bedroom mid-terraced property. In need of cosmetic modernisation, which is reflected in the realistic asking price, the property benefits double glazing and gas central heating throughout and would be perfect for first time buyers, people looking to downsize and investors alike. The property is constructed of brick and an internal viewing is highly recommended to appreciate the space, character and location on offer.

In brief, the property comprises a lounge and spacious kitchen to the ground floor with a staircase leading to the first floor where the landing leads to a large three piece family bathroom and a double bedroom with fitted wardrobe space. This landing leads to another staircase where to the second floor you can find another generous sized bedroom with fitted wardrobes. To the front of the property there is a mature garden with several rose bushes and to the rear, a lawned garden with mature flower beds and a greenhouse, shared path with the neighbouring property. There is also a wash house perfect for storage and an exterior WC.

Located in the popular residential and award winning village of Breaston, close to a wide range of local amenities with farm shops and cafes all within walking distance. Long Eaton town centre is just a short drive away where supermarkets and healthcare facilities can be found. There are fantastic transport links available for this property with nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station within close proximity.





### Lounge

12'3 x 11'8 approx (3.73m x 3.56m approx)

UPVC double glazed front door and UPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, ceiling light.

### Kitchen

9'1 x 10'8 approx (2.77m x 3.25m approx)

UPVC double glazed rear door and UPVC double glazed window overlooking the rear, vinyl flooring, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, freestanding cooker, built in storage cupboard/pantry, radiator, ceiling light.

### First Floor Landing

Carpeted flooring, ceiling light.

### Bedroom 1

9'2 x 16'5 approx (2.79m x 5.00m approx)

UPVC double glazed window overlooking the front, carpeted flooring, door to a large understairs walk-in cupboard with hanging space, ideal for a wardrobe, radiator, ceiling light.

### Bathroom

8'0 x 6'3 approx (2.44m x 1.91m approx)

UPVC double glazed patterned window overlooking the rear, vinyl flooring, bath with shower over the bath, low flush w.c., pedestal sink, built in storage cupboard, ceiling light.

### Second Floor Landing

### Bedroom 2

18'9 x 12'4 approx (5.72m x 3.76m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, loft access, ceiling light.

### Outside

To the front of the property there is a mature garden with rose bushes setting the property away from the road. To the rear, a turfed garden with a path that is shared with the neighbouring property and boasts a lawn, mature flower beds and a greenhouse. There is also a brick built old wash house perfect for storage and an exterior WC.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Proceed for some distance and Stevens Lane can then be found as a turning on the left hand side.

8047RS

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mbps, Superfast 80mbps,

Ultrafast 1000mbps

Phone Signal – EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

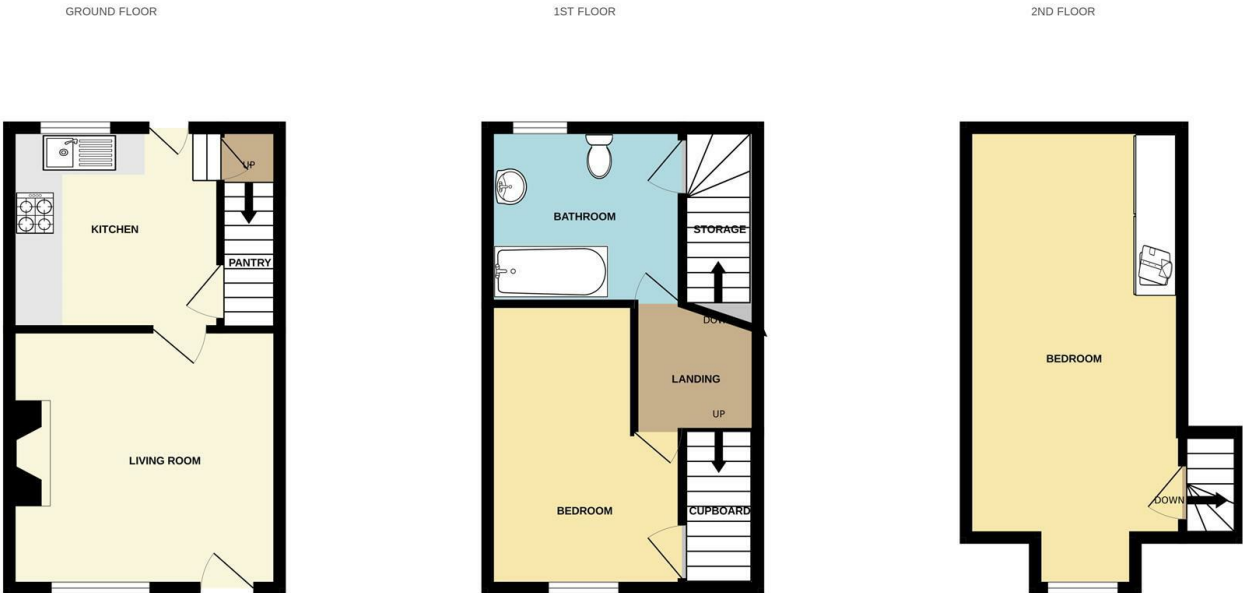
Flood Defenses – No

Non-Standard Construction – No

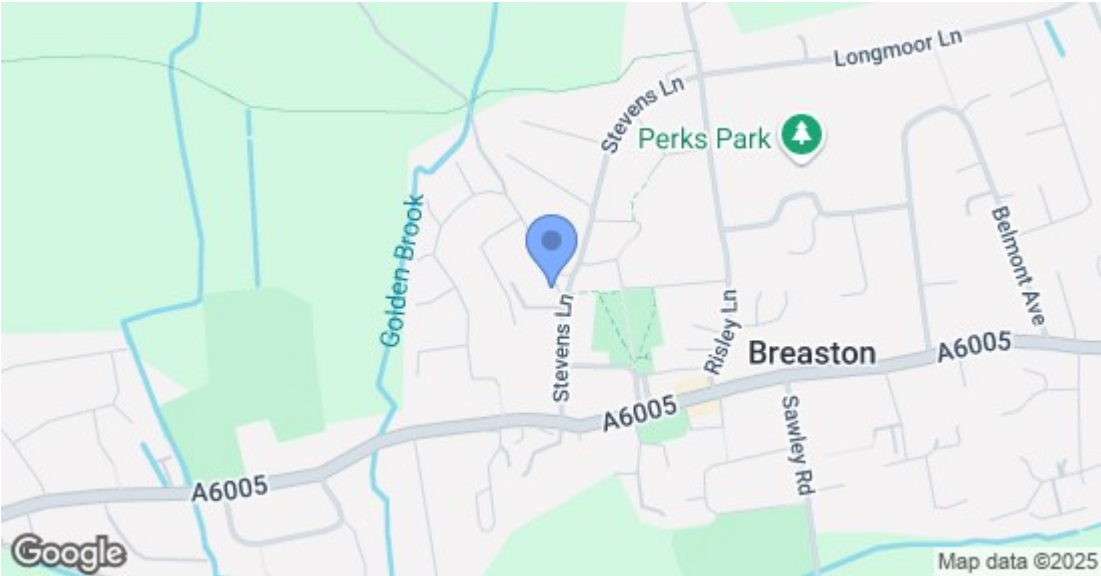
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		58
(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.