



Longmoor Lane,
Breaston, Derbyshire
DE72 3BB

Price Guide £340-350,000

Freehold

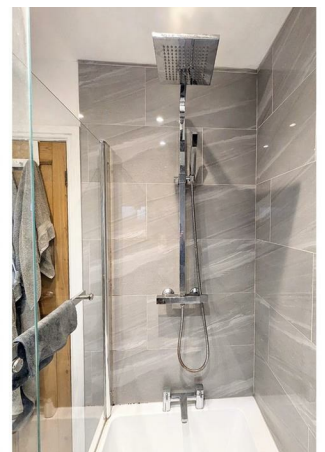


THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS A LONG LANDSCAPED REAR GARDEN, WITH THE HOUSE BEING SITUATED ON THE EDGE OF THIS AWARD WINNING VILLAGE.

Being located on Longmoor Lane, this traditional three bedroom semi detached property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom property which is close to excellent local amenities and facilities. For the size and layout of the accommodation and privacy of the long rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. Breaston village is a very popular location, situated between Nottingham and Derby which has a number of local amenities and facilities and is also close to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property stands back from the road with off road parking at the front and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives the benefits from having gas central heating and double glazing and includes a reception hall with a door leading to the main lounge/sitting room which has a feature log burning stove incorporated in the chimney breast, the kitchen is fitted with extensive ranges of wall and base units and there are double doors leading from the kitchen to the conservatory which now has a solid vaulted roof and provides an ideal separate dining or sitting area. There is a utility area next to the back door and a ground floor w.c. To the first floor the landing leads to the three good size bedrooms and luxurious bathroom which has a mains flow shower system over the bath. Outside there is parking at the front, a path runs down the right hand side of the house to the rear where there is a patio which has a raised bed, a lawned garden and at the bottom there is a raised patio with pergola over which looks over the open countryside at the rear. There is a garage/workshop which has been insulated internally and provides an excellent storage facility, a recently built log cabin/shed which has covered decking areas to two sides and there is a bike store on the patio which will remain at the property when it is sold.

Breaston has a number of local shops in the village centre, schools for younger children, there are three local pubs and a bistro restaurant with more shopping facilities and schools for older children being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the adjoining picturesque countryside and the excellent transport links include J25 of the M1, 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

Open porch with a tiled roof leading through a stylish composite door with two inset leaded glazed panels to:

Reception Hall

Stairs with hand rail leading to the first floor, tiled flooring, radiator, cloaks hanging and pine panelled door leading into:

Lounge/Sitting Room

13'2 x 13' approx (4.01m x 3.96m approx)

The lounge has a double glazed window with a fitted blind to the front, log burning stove set in the chimney breast with a mantle over and a tiled hearth, radiator, laminate flooring, TV aerial point and power point for a wall mounted TV and a pine door leading to:

Kitchen

14'2 x 7'9 approx (4.32m x 2.36m approx)

The kitchen is fitted with grey finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring hob set in a wooden work surface with drawers, space for a dishwasher, double oven and cupboards below, second work surface with drawers, space for a fridge and cupboards under, matching eye level wall cupboards with lighting under, tiling to the walls by the work surface area, double glazed window looking through into the conservatory, tiled flooring, radiator, recessed lighting to the ceiling, pine door leading into the rear hall and double opening glazed doors leading into the conservatory.

Rear Hall/Utility Area

On the right hand side of the rear hall there is plumbing and space for an automatic washing machine and tumble dryer, cloaks hanging, vinyl flooring and a half Georgian glazed door leading out to the side of the property.

Ground Floor w.c.

Having a white low flush w.c. and a hand basin with mixer tap, tiled splashback and cupboard under, chrome ladder towel radiator, opaque double glazed window and vinyl flooring.

Conservatory

12'1 x 10'1 approx (3.68m x 3.07m approx)

The conservatory has a solid vaulted roof with two Velux windows, double opening double glazed French doors leading out to the garden, double glazed windows to three sides, tiled flooring and a radiator.

First Floor Landing

The balustrade continues from the first floor onto the landing, double glazed window to the side, hatch to the loft with a ladder leading to a part boarded loft and pine doors leading to:

Bedroom 1

11'3 x 9'8 approx (3.43m x 2.95m approx)

Double glazed window with fitted blind to the front, radiator, TV aerial point and power point for a wall mounted TV.

Bedroom 2

11'1 x 7'11 approx (3.38m x 2.41m approx)

Double glazed window with blind to the rear and a radiator.

Bedroom 3

8'11 x 7'9 approx (2.72m x 2.36m approx)

Double glazed window with a blind to the rear and a radiator.

Bathroom

The bathroom has a white suite including a P shaped bath with mixer taps and a

mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, hand basin with mixer tap and a double cupboard below, low flush w.c. with a concealed cistern and a shelf over, opaque double glazed window, feature vertical radiator, recessed lighting to the ceiling and tiled flooring.

Outside

At the front of the property there is a block edged tarmac driveway and car standing area and low level fencing to the front and left hand boundaries. To the right of the house there is a pathway which provides access to the rear of the house and to the left hand side of the drive there is a slate chipped bed with planting.

The rear garden has been landscaped and has a block edged patio with a raised bed to the rear of the house, double bike store which will remain at the property, garage/workshop and behind the garage a recently constructed workshop/shed with a covered decked area to the side and rear. The garden is mainly lawned with fencing and hedging to the side boundaries, there is an archway with laurel hedging to either side and a grapevine over the arch leading to a further lawned garden from which steps take you to a raised patio with a pergola over at the bottom of the garden which has trellis screening and wisteria plants are growing over the pergola. The rear boundary has a glazed balustrade from which you overlook open countryside beyond the property and there are power points and external lighting, as well as an external water supply provided to the exterior of the house.

Garage

14'7 x 8'9 approx (4.45m x 2.67m approx)

The concrete sectional garage has internal insulated walls and flooring, a window to the side and power and lighting is provided in the garage/workshop. The garage has an up and over door at the front, but this has been boarded on the inside which is something that could be removed if preferred by a new owner.

Workshop/Shed

11'8 x 7'6 approx (3.56m x 2.29m approx)

This additional storage/workshop facility has doors and a window to the side, wooden flooring and there are covered decked areas to the side and rear where there is a lovely seating area behind the building.

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.
8352AMMP

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 5mbps Superfast 67mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.