



Longmoor Lane,  
Breaston, Derbyshire  
DE72 3BB

**Price Guide £220-230,000**  
**Freehold**





A TWO BEDROOM MID PROPERTY IDEAL FOR THE FIRST TIME BUYER.

Robert Ellis are delighted to offer to the market a fantastic opportunity for a first time buyer to purchase this stunning mid terraced home in Breaston. The property breathes space and light throughout and you will naturally become more impressed the more you walk around this lovely home. Offering a boxed bay window overlooking the gorgeous rear garden whilst benefiting from a modern kitchen and shower room which are sure to be suited to your taste. The property is set just a short distance away from the M1 and A52 in addition to a short walk to local parks, shops and cafes within Breaston Village. The property offers no onward chain and viewings are highly recommended.

This stunning two bedroom mid terraced home is perfect for a first time buyer and internal accommodation briefly compromises of an entrance into the modern kitchen diner, boxed bay window in the lounge overlooking the rear garden whilst boasting two double bedrooms and a shower room to the first floor. To the rear of the property there is a South facing rear garden.

Located in the popular and award winning residential village of Breaston, close to a wide range of local schools, shops and parks. The property has fantastic transport links available including nearby bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



### Kitchen

8'1 x 16'7 approx (2.46m x 5.05m approx)

Two double glazed windows and door to the front, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven and four ring induction hob.

### Lounge

14'7 x 13'3 approx (4.45m x 4.04m approx)

Double glazed box bay window to the rear, radiator, door to:

### Lobby

Stairs to the first floor and double glazed door to the rear garden.

### First Floor Landing

Loft access hatch, radiator and doors to:

### Bedroom 1

13'6 plus recess x 10'6 approx (4.11m plus recess x 3.20m approx)

Two double glazed windows to the rear, radiator and feature fireplace.

### Bedroom 2

9'3 x 10'9 approx (2.82m x 3.28m approx)

Double glazed window to the front and a radiator.

### Shower Room

Double glazed window to the front, linoleum flooring, chrome heated towel rail, single shower cubicle with mains shower having a rainwater shower head, vanity wash hand basin, low flush w.c. and part tiled walls.

### Outside

There is a gated entrance to the front garden which is paved and has a gravelled area with shrub borders.

To the rear the garden is South facing and laid to lawn, decked patio, fencing to the boundaries and mature plants and shrubs.

### 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 right hand side.

8572AMCO

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 27mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

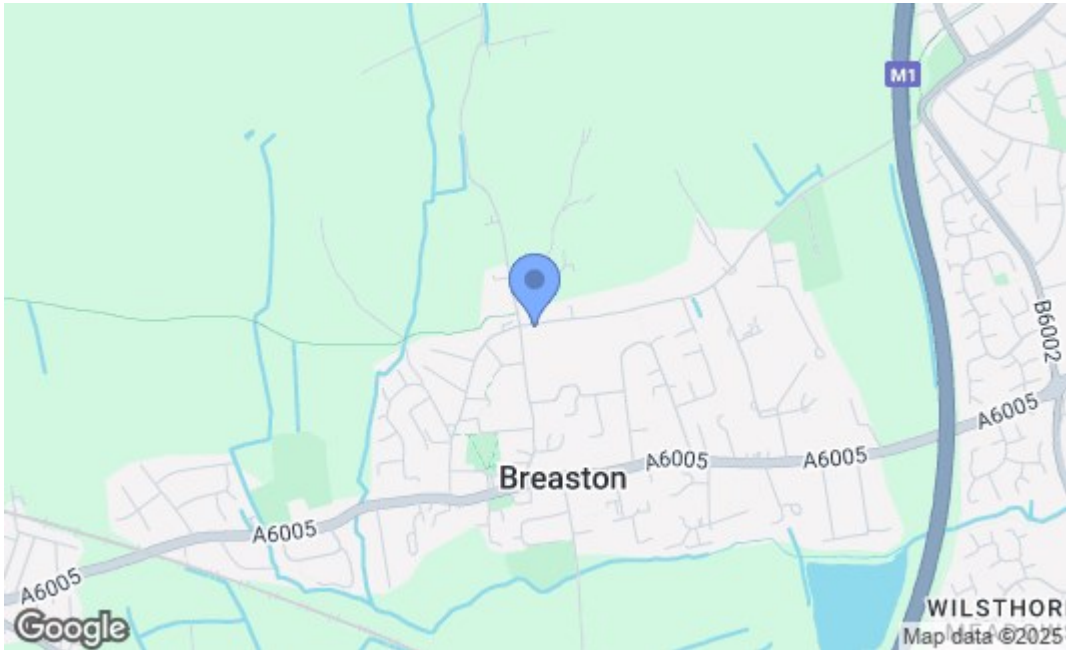
Other Material Issues – No

### Agents Notes

There are some AI images on this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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.