

Longmoor Lane,  
Breaston, Derbyshire  
DE72 3BB

**Price Guide £240-245,000**  
**Freehold**



A TWO DOUBLE BEDROOM EXTENDED MID TERRACE IN SOUGHT AFTER BREASTON VILLAGE WITH OPEN PLAN LIVING AND BEAUTIFUL REAR GARDEN BACKING ONTO PARK.

Situated in the highly desirable village of Breaston, this two double bedroom mid terrace property has been extended to create a spacious open plan living layout and is presented as a well maintained home, ideal for a range of buyers. The accommodation benefits from gas central heating and double glazing throughout and has been carefully looked after by the current owner, including the recent addition of new soffits, fascias and guttering. The extension to the rear provides a light and airy open plan living space, perfect for modern day living and entertaining. To the first floor, there are two well proportioned double bedrooms and a bathroom. A particular feature of the property is the beautifully established rear garden which backs directly onto a park, offering a private and attractive outdoor space to enjoy. Located close to local amenities, schools and transport links, this is a fantastic opportunity to purchase a home in one of the area's most sought after villages.

The property comprises of an entrance door leading into a charming country style breakfast kitchen, which benefits from a useful pantry cupboard. From here, a door opens into the extended open plan lounge diner, creating a bright and spacious living area with French doors opening out onto the rear garden and Velux windows allowing additional natural light to flood the space. A door to the side leads to a rear lobby and provides access to the stairs rising to the first floor. To the first floor, the landing leads to two double bedrooms and a recently refitted shower room. Externally, the property enjoys a beautiful and established enclosed rear garden, laid to lawn with sandstone patio areas, a pergola and a shed, offering an ideal space for outdoor living. The property backs on to Breaston Perks park. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

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.



### Breakfast Kitchen

8'3 x 16'5 approx (2.51m x 5.00m approx)

The breakfast kitchen has a UPVC double glazed front door and two UPVC double glazed windows to the front, laminate flooring, two ceiling lights, country style beams to the ceiling, range of Shaker style wall, base and drawer units to four walls with black laminate work surface and splashback, inset stainless steel sink and drainer with swan neck mixer tap, integral oven, four ring gas burner with acrylic splashback, space and plumbing for a washing machine, space for a fridge and door to the large pantry cupboard.

### Open Plan Lounge/Diner

13'4 x 22'3 approx (4.06m x 6.78m approx)

This room has been extended to the rear garden and there are UPVC double glazed French doors to the rear, two Velux windows, oak flooring, two double radiators, two ceiling lights, cornice, attractive fireplace with marble hearth and surround and inset gas fireplace, TV and internet points, door to the stairs and door to the rear.

### Inner Lobby

2'4 x 3'2 approx (0.71m x 0.97m approx)

UPVC double glazed door to the rear garden, laminate flooring and stairs to the first floor.

### First Floor Landing

Carpeted flooring, ceiling light and access hatch to the loft, doors to the two bedrooms and shower room.

### Bedroom 1

15'9 x 10'8 approx (4.80m x 3.25m approx)

Two UPVC double glazed windows to the rear, carpeted flooring, radiator, ceiling light, wardrobes.

### Bedroom 2

10'7 x 9'4 approx (3.23m x 2.84m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and wall mounted Ideal combi boiler.

### Shower Room

4'9 x 6'3 approx (1.45m x 1.91m approx)

The recently re-fitted shower room has an obscure UPVC

double glazed window to the front, contemporary tiled walls, low flush w.c., wall mounted sink with mixer tap and vanity cupboard under, chrome towel radiator, ceiling light, extractor, large walk-in mains fed shower having a rainwater shower head and hand held shower and glass screen.

### Outside

There is a sandstone patio to the rear leading down steps to a further large sandstone patio with block paved surround, the garden is enclosed with hedging and fencing, lawned garden with established trees, plants and shrubs to the boundaries, pergola and hard standing for a shed.

### Directions

Proceed out of Long Eaton along Derby Road and continue straight over the traffic island and into Breaston. Turn right into Risle Lane, right into Longmoor Lane and the property can be found on the right hand side.  
9263JG

### 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, Virgin

Broadband Speed - Standard 7mbps Superfast 39mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

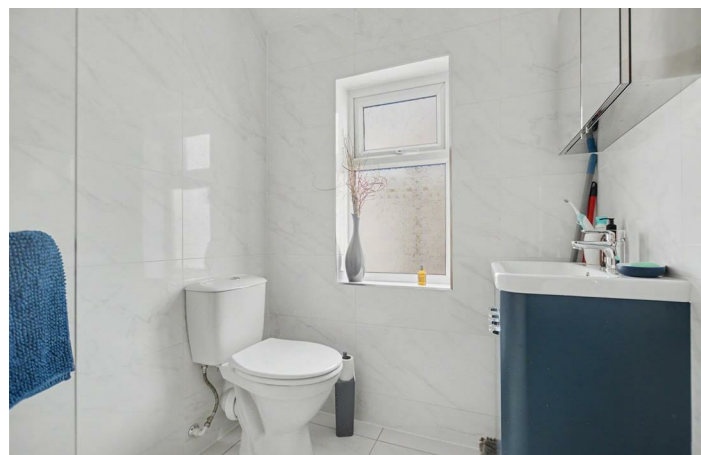
Flood Risk – No flooding in the past 5 years

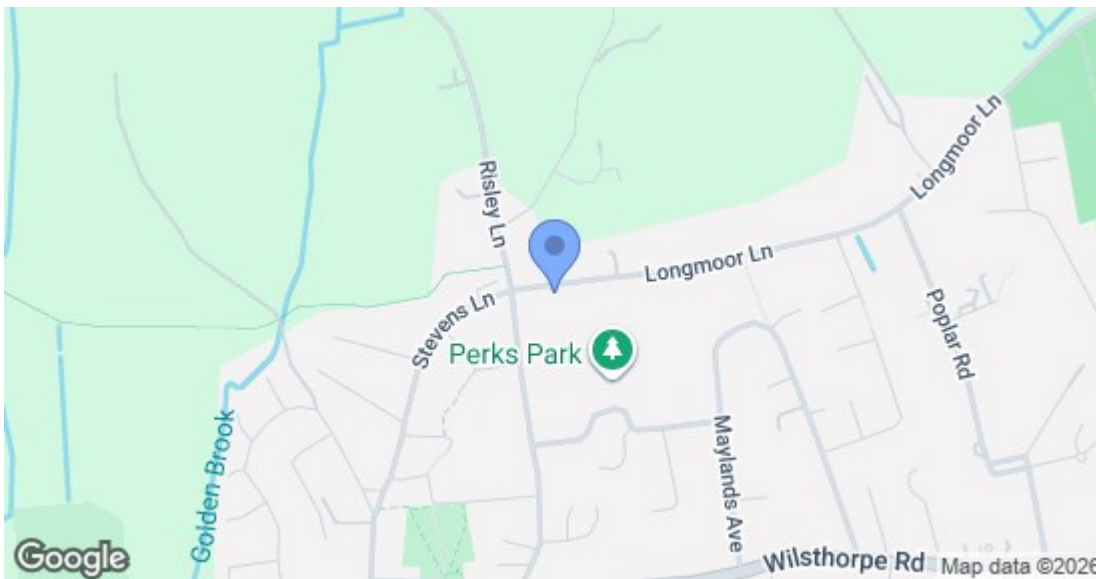
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.