



**3 Blind Lane, Breaston, Derbyshire, DE72 3DW**

**£925 PCM**

# 3 Blind Lane, Derbyshire DE72 3DW

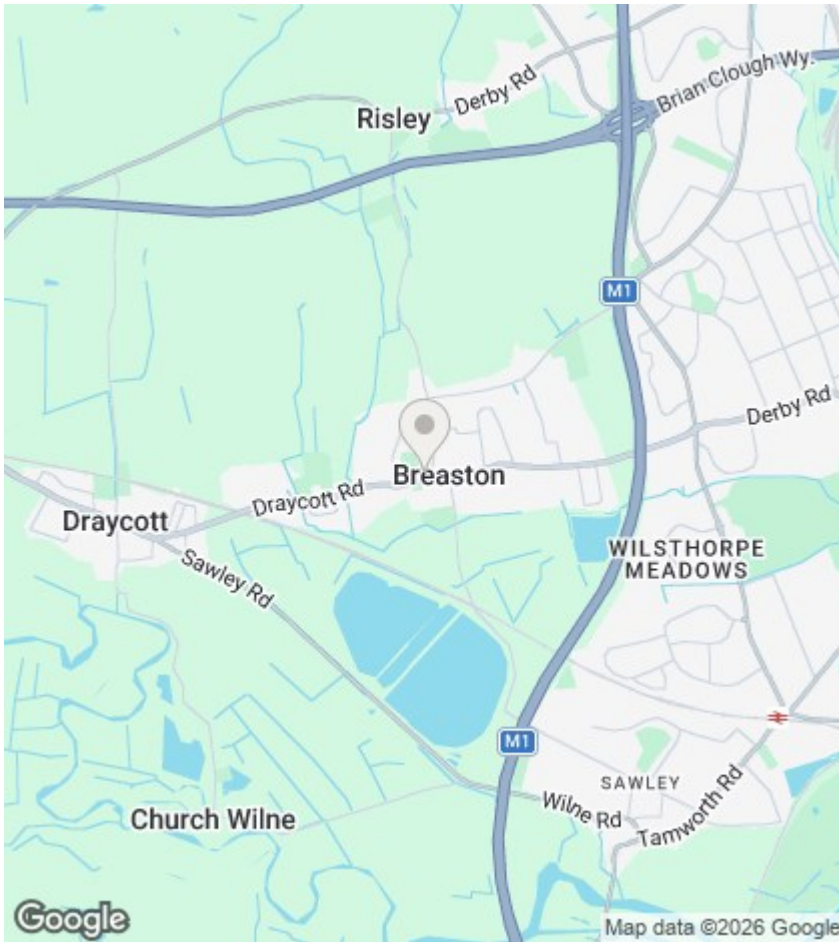
A charming unfurnished terraced cottage at the heart of Breaston presented to an exceptional standard. Benefits from GFCH, uPVC Double Glazing and full alarm system. Comprises; Living Room (12'2" x 12') having uPVC d/g window to the front, radiator and archway to Dining Room (10'7" x 8'7") having uPVC d/g window to the rear, understairs storage cupboard, stairs to the first floor and arch into the refitted Kitchen having uPVC d/g window to the rear, fitted wall and base units with roll edge work surfaces over, inset sink and drainer, integrated oven hob and extractor, uPVC door to the side. First Floor, Landing with storage area, and Bedroom 2 (12'2" x 9'2") having uPVC d/g window to the front and radiator. Bathroom, having uPVC d/g window to the rear, panel bath with shower over, pedestal handwash basin, low flush wc and storage cupboard. 2nd Floor, Bedroom 1 (11'10" x 11'), having velux style roof window and radiator. Outside to the rear is a small yard style area which is open plan. An ideal professional let which demands an early internal viewing to be fully appreciated. Available Mid June 2026. Viewings by appointment. Long Eaton office.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

D

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>		58	63
(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	