



Longmoor Lane,  
Breaston, Derbyshire  
DE72 3BE

**£289,950 Freehold**

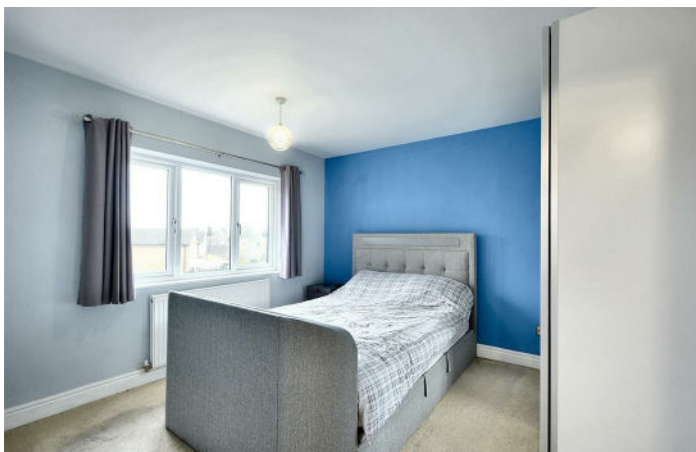


BEING SITUATED ON THE EDGE OF THIS AWARD WINNING VILLAGE, THIS TRADITIONAL THREE BEDROOM PROPERTY PROVIDES TASTEFULLY FINISHED ACCOMMODATION WHICH IS READY FOR IMMEDIATE OCCUPATION.

Positioned on Longmoor Lane, this semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property to families who might be looking for a three bedroom house which is well placed for easy access to all the amenities and facilities provided by the area. To be able to appreciate the size and quality of the accommodation and privacy of the garden at the rear, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Breaston is an award winning village positioned between Nottingham and Derby and has a number of local amenities, whilst those provided by Long Eaton and are only a few minutes drive away.

The property stands back from Longmoor Lane with a tarmac area at the front which provides off road parking for two vehicles and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives all the benefits from having gas central heating and double glazing and is entered through a stylish composite front door into the reception hall, from which there are doors leading to the lounge which has a bay window to the front and log burning stove and the L shaped dining kitchen which is fitted with wall and base units and has French doors leading out to the decked area at the rear. To the first floor the landing leads to the three bedrooms and luxurious bathroom which has a mains flow shower system over the bath. Outside there is parking at the front and a private rear garden which has decking to the immediate rear of the house leading onto a lawn with the garden being kept private by having good quality fencing to the boundaries.

Breaston has a number of local amenities and facilities including a number of shops, schools for younger children, there are three local pubs, a bistro restaurant and various coffee eateries, there are further shopping facilities found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets and schools for older children, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, 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 outside lights to either side of the stylish composite front door which has inset leaded opaque glazed panels and leads to:

## Reception Hall

Stairs with storage cupboard under and feature balustrade leading to the first floor, opaque double glazed window to the side, engineered wooden flooring, radiator and doors with inset decorative glazed panels leading to the lounge and dining kitchen.

## Lounge/Sitting Room

14' plus bay x 11' approx (4.27m plus bay x 3.35m approx)  
Double glazed bay window with fitted blinds to the front, log stove set in a feature brick chimney breast with a wooden mantle and brick hearth and a radiator.

## Dining Kitchen

17' to 5'10" x 16' to 8' approx (5.18m to 1.78m x 4.88m to 2.44m approx)  
The kitchen is fitted with hand painted wood fronted units and wooden work surfaces and includes a Belfast sink set in an L shaped wooden work surface with an integrated dishwasher, cupboards and drawer under, space for a cooking Range with a back plate and hood over, further wooden work surface with double cupboard, two drawers and spaces for an automatic washing machine and tumble dryer beneath, further work surface with double cupboard and two drawers below, housing for an American fridge/freezer with a cupboard over and a shelved pantry cupboard to one side, further pantry cupboard with racked pull out drawers, double display cabinet, double glazed windows to the side and rear, recessed lights to the ceiling, UPVC door with inset glazed panel leading out to the side of the property, double glazed, double opening French doors with fitted blinds leading out to the decked area at the rear of the house, tiled flooring and a radiator.

## First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, panelled doors leading to the bedrooms and bathroom and hatch with ladder to the loft.

## Bedroom 1

11' x 11' approx (3.35m x 3.35m approx)  
Double glazed window to the front and a radiator.

## Bedroom 2

11' x 11' approx (3.35m x 3.35m approx)  
Double glazed window to the rear and a radiator.

## Bedroom 3

8' x 5' approx (2.44m x 1.52m approx)  
Double glazed window to the front and a radiator.

## Bathroom

The bathroom has a white suite including a P shaped bath with a mains flow shower over having a rainwater shower head and hand held shower, panelling to two walls and a glazed protective screen, low flush w.c. with a concealed cistern, hand basin with a mixer tap and mirror fronted cupboard above and double cupboard below, opaque glazed window, feature radiator with a chrome hand rail, tiled flooring and recessed lighting to the ceiling.

## Outside

At the front of the property there is a brick edged tarmac area which provides off road parking for two vehicles and to the left hand side of the property there is a gate which provides access to the rear garden.

At the rear there is a large decked area with steps leading to a path with pebbled areas to either side leading to the bottom of the garden, there is a lawn and the garden is kept private by having fencing to the three boundaries. There is outside lighting at the rear and side and an outside tap.

## 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.  
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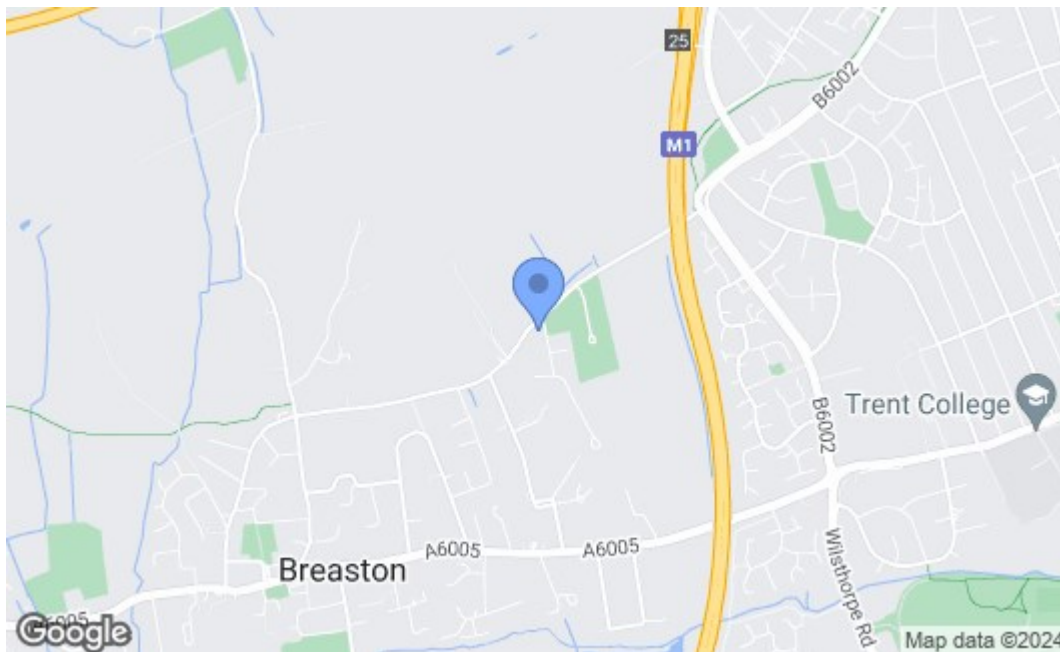
## Council Tax

Erewash Borough Council Band B





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs                     |           |
| (92 plus) A   |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not energy efficient - higher running costs                     |           |
| 78  | 41        |
| 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.