Robert Ellis

look no further...

Stevens Lane,
Breaston, Derbyshire
DE72 3BU

£300,000 Freehold

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THIS IS A THREE BEDROOM SEMI DETACHED COTTAGE STYLE PROPERTY SITUATED CLOSE TO THE HEART OF THIS SORT AFTER AWARD WINNING VILLAGE.

Being located in the middle of Breaston, this attractive three bedroom property offers lovely ground and first floor accommodation and a private garden at the rear. The property has had the front garden area changed into off road parking for at least two vehicles and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see the whole property for themselves.

The property is constructed of brick under a pitched tiled roof and has recently been re-decorated throughout and has had new floor coverings laid so is ready for immediate occupation by a new owner. The property is entered through a stylish composite front door and includes a lounge with a feature open fireplace with a log burning stove, the inner hall has stairs taking you to the first floor and the dining kitchen has Shaker style units, integrated appliances and newly laid laminate flooring which extends into the utility cupboard, understairs storage cupboard and to the rear hall, from which a composite door with inset double glazed panel leads out to the rear garden. To the first floor the landing leads to the three good size bedrooms and bathroom which has been recently refitted and now includes a large walk in shower with a mains flow shower system. Outside there is the pebbled parking area at the front of the house which has a border to the left and a pathway leading to the front door and to the passageway which provides access to the rear where the garden has a patio with a brick path leading to a large shed at the bottom of the garden, there is a lawn with borders to the sides and the rear garden is kept private by having fencing to the boundaries,

The property is only a couple of minutes walk away from the centre of Breaston where there are shops, schools for younger children and there is the farm shop within a stone's throw of the property, there are more shopping facilities and schools for older children found in nearby Long Eaton where there are Asda, Tesco, Lidl ad Aldi stores as well as many other retail outlets, healthcare and sports facilities which includes several local golf courses, walks in the picturesque surrounding 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 which extends over the bay window in front of the lounge and a stylish composite front door with inset block paved panel leading into:

Lounge/Sitting Room
13' x 13'approx (3.96m x 3.96mapprox)
Double glazed window to the front, log burning stove set in a chimney breast with a brick arch, brick back plate, tiled hearth and a mantle over, radiator, original double full height corner storage cupboard and newly laid carpeted flooring.

Inner Hall
Stairs with hand rail and newly laid carpeted flooring leading to the first floor, opaque double glazed window to the side and a double eye level cupboard which houses the electric consumer unit and electric meter.

Dining Kitchen
13'4 x 9'6 approx (4.06m x 2.90m approx)
The kitchen is fitted with grey Shaker style units having grain effect work surfaces and includes a 1½ bowl stainless steel sink with a mixer tap and four ring hob set in an L shaped work surface with a double oven, cupboards with the corner cupboards having pull out carousels, integrated dishwasher and drawers below, matching double eye level wall cupboards, hood and back plate to the cooking area, radiator, log stove set in a feature brick chimney breast with a stone hearth, recess for an upright fridge/freezer, laminate flooring which extends through into the rear reception hall and to the understairs cupboard and pine doors leading to the utility cupboard and understairs storage space.

Utility Cupboard
The utility cupboard has a pine door to the kitchen and has a shelf with space and plumbing below for an automatic washing machine and space above for a tumble dryer and the gas meter is housed in this cupboard area.

Understairs Storage Cupboard
Having shelving to the walls, laminate flooring and a light.

Rear Hall
The rear hall has a half double glazed composite door leading out to the rear garden, laminate flooring, radiator and cloaks hanging.

First Floor Landing
The landing has newly laid carpeted flooring and pine panelled doors leading to the bedrooms and bathroom.

Bedroom 1
13' x 9' to 8'4 approx (3.96m x 2.74m to 2.54m approx)
Double glazed window with curtains to the rear, radiator, two shelves to one wall, feature original cast iron fireplace, a built-in cupboard/wardrobe having shelving and a hanging rail and newly laid carpeted flooring.

Bedroom 2
13' x 8'5 approx (3.96m x 2.57m approx)
Double glazed window with a roman blind to the front, radiator, feature original cast iron fireplace and newly laid carpeted flooring.

Bedroom 3
14'7 to 10' x 8'4 approx (4.45m to 3.05m x 2.54m approx)
Double glazed window with a fitted blind to the front, radiator, hatch with ladder leading to the loft, fitted shelving to one wall and newly laid carpeted flooring.

Shower Room
The bathroom has recently been re-fitted and now has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, marble effect aqua boarding to three walls and a protective glazed screen, hand basin with a mixer tap, circular mirror to the wall above and two drawers below and a low flush w.c., chrome ladder towel radiator, an opaque double glazed window, recessed lighting to the ceiling and vinyl flooring.

Outside
At the front of the property there is a pebbled parking area which provides off road parking for at least 2 vehicles, there is a block edged border and a fence to the left and a slabbed pathway leads to the front door and to the passageway which provides access to the rear where there is external lighting running along the wall in the passage.

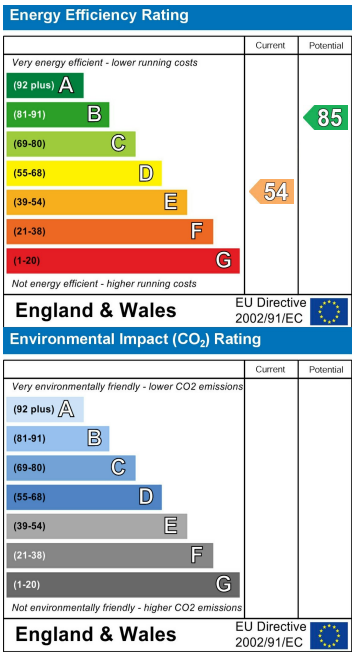
At the rear of the property there is a slabbed patio with a low level wall and a brick pathway leads to the large shed at the bottom of the garden, lawn with borders to the sides and the garden is kept private by having fencing to the side boundaries and an outside tap is provided.

Shed
15'7 x 12' approx (4.75m x 3.66m approx)
The shed provides an excellent storage facility and has a door and window to the front and lighting and shelving is provided in this large outside building,

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Proceed for some distance and Stevens Lane can then be found as a turning on the left hand side.
8240AMMP

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
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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.

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