Robert Ellis

look no further...

Breedon Street,
Long Eaton, Nottingham
NG10 4FE

Price Guide £300-315,000
Freehold

0115 946 1818

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A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME SITUATED ON THE EVER POPULAR BREEDON STREET.

Robert Ellis are delighted to bring to the market this attractive and extended semi-detached property which offers spacious and modern living accommodation throughout. The accommodation comprises a welcoming entrance hallway leading to a bay fronted lounge, creating a bright and comfortable living space. To the rear of the property is an extended open plan kitchen dining area, providing an excellent space for everyday living and entertaining, with doors opening onto the rear garden. To the first floor are three well proportioned bedrooms, with the master bedroom benefitting from an en suite, along with a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from a good sized rear garden, providing a pleasant outdoor space ideal for relaxing or entertaining. An internal viewing is highly recommended to fully appreciate the space, presentation and popular location this lovely home has to offer.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Minton flooring, radiator, ceiling light, UPVC double glazed windows to the a side, access to downstairs w.c., Lounge, Kitchen-Diner and stairs to first floor.

Ground Floor w.c.
6'2 x 3'8 approx (1.88m x 1.12m approx)
Tiled flooring, ceiling light, low flush w.c., hand wash sink basin, built-in storage cupboard.

Lounge
11' x 13'7 approx (3.35m x 4.14m approx)
Carpeted flooring, UPVC double glazed window to the front, ceiling light, radiator and chimney breast with working log burning fire.

Dining Kitchen
29'8 x 13'6 approx (9.04m x 4.11m approx)
Wren fitted kitchen with grey wood base units, marble effect work surface, Range Master double oven with five ring hob with ceramic splashback and extractor hood above, integrated dishwasher, inset sink and drainer, UPVC double glazed window to the side elevation. Dining area with traditional wood flooring, radiator, recessed ceiling spotlight throughout the whole room. UPVC double glazed doors opening out onto rear garden.

Utility Room
7'3 x 2'10 approx (2.21m x 0.86m approx)
Tiled flooring, ceiling light, plumbing for washing machine and tumble dryer, built-in shelves for storage.

First Floor Landing
With doors to:

Bedroom 1
11' x 13'6 approx (3.35m x 4.11m approx)
Carpeted flooring, UPVC double glazed bay window, ceiling light, radiator access to:

En-Suite
Three piece suite comprising of a low flush w.c., sink and enclosed shower. Wood effect vinyl flooring, recessed ceiling spotlights and chrome towel rail

Bedroom 2
10'3 x 8'8 approx (3.12m x 2.64m approx)
Carpeted flooring, ceiling light, radiator, UPVC double glazed window overlooking the rear.

Bedroom 3
8'6 x 7'9 approx (2.59m x 2.36m approx)
Carpeted flooring, ceiling light, radiator, UPVC double glazed window overlooking the rear.

Bathroom
With double glazed window to the side, panelled bath, vanity wash hand basin, low level WC, radiator, part tiled walls and extractor fan.

Outside
To the front of the property there is off road parking and access to the property via a side door into the hallway. To the rear, Mainly laid to lawn, patio, decking and enclosed by panel fencing.

Directions
Proceed out of Long Eaton along Derby Road and after the bend, Breedon Street can be found as the second turning on the right hand side.
9187CO

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, Virgin
Broadband Speed - Standard 15mbps Superfast 74mbps Ultrafast 1800mbps
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

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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
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