



Breedon Street,  
Long Eaton, Nottingham  
NG10 4FE

**Price Guide £250,000 Plus  
Freehold**



A FOUR BEDROOM DETACHED FAMILY HOME WITH GARAGE, OFF STREET PARKING AND EXTERIOR OFFICE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are thrilled to bring to the market this substantial and well presented, detached family home. Constructed of brick, the property boasts double glazing and gas central heating throughout whilst retaining some of its original features and plenty of character. Ideally suited to a range of buyers such as the growing family or first time buyers alike. An internal viewing is highly recommended.

The property briefly comprises; An entrance porch and entrance hallway, open plan bay fronted lounge/diner, kitchen and utility room. To the first floor the landing leads to the family bathroom and four generous bedrooms with the master benefitting from an en-suite shower room. To the exterior, the property has off street parking and a brick built garage with an electric roller door. To the rear there is a large and enclosed garden with patio area, decking with pergola, turf, mature trees and shrubs, a summer house and a purpose built converted study to the rear of the garage.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance of Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links available including nearby bus routes and easy access to major road links such as the A52, M1 and A50 with both East Midlands Airport and Long Eaton train station just a short drive away.



#### Entrance Porch

n/a (n/a)

Composite double glazed front door, tiled flooring, painted plaster ceiling, ceiling light.

#### Entrance Hallway

na (na)

Single glazed original front door, tiled flooring, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

#### Lounge/Diner

10'7 x 23'5 (3.23m x 7.14m)

uPVC double glazed bay window overlooking the front, uPVC double glazed French doors leading to the rear garden, laminate flooring, radiator, log burner, painted plaster ceiling, ceiling light.

#### Kitchen

uPVC double glazed window overlooking the side, uPVC double glazed door leading to the rear garden, tiled flooring, integrated dishwasher, range style cooker with 7 ring gas hob, overhead extractor fan, Belfast sink, painted plaster ceiling, spotlights.

#### Utility Room

7'2 x 7'2 (2.18m x 2.18m)

uPVC double glazed window overlooking the side, tiled flooring, space for washing machine, space for tumble dryer, space for fridge and freezer, painted plaster ceiling, ceiling light.

#### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

#### Master Bedroom

16'2 x 12'5 (4.93m x 3.78m)

uPVC double glazed window overlooking the front and the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

#### En-Suite

6'1 x 7'8 (1.85m x 2.34m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, top mounted sink, shower with rainfall shower, heated towel rail, painted plaster ceiling, ceiling light.

#### Bedroom Two

9'8 x 10'6 (2.95m x 3.20m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

#### Bedroom Three

9'9 x 9'2 (2.97m x 2.79m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

#### Bedroom Four

6'0 x 6'8 (1.83m x 2.03m)

uPVC double glazed window overlooking the front, laminate flooring, painted plaster ceiling, radiator, ceiling light.

#### Family Bathroom

8'3 x 5'7 (2.51m x 1.70m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, radiator, 'L' shaped bath with mixer tap, rainfall shower over the bath, top mounted sink, WC, painted plaster ceiling, ceiling light.

#### Exterior Study

6'9 x 7'9 (2.06m x 2.36m)

uPVC double glazed French doors leading to the rear garden, laminate flooring, painted plaster ceiling, ceiling light.

#### Garage

Electric roller door, power and lighting.

#### Outside

To the front of the property there is off street parking with access into the rear garden through a gate and into the garage through the electric roller door. To the rear there is an enclosed garden with patio area, decking with pergola, turf, mature trees and shrubs and summerhouse.

#### Directions

Proceed out of Long Eaton along Derby Road and after the bend Breedon Street can be found as a turning on the right hand side. 7581RS

#### Council Tax

Erewash Borough Council Band D

#### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

#### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

#### Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

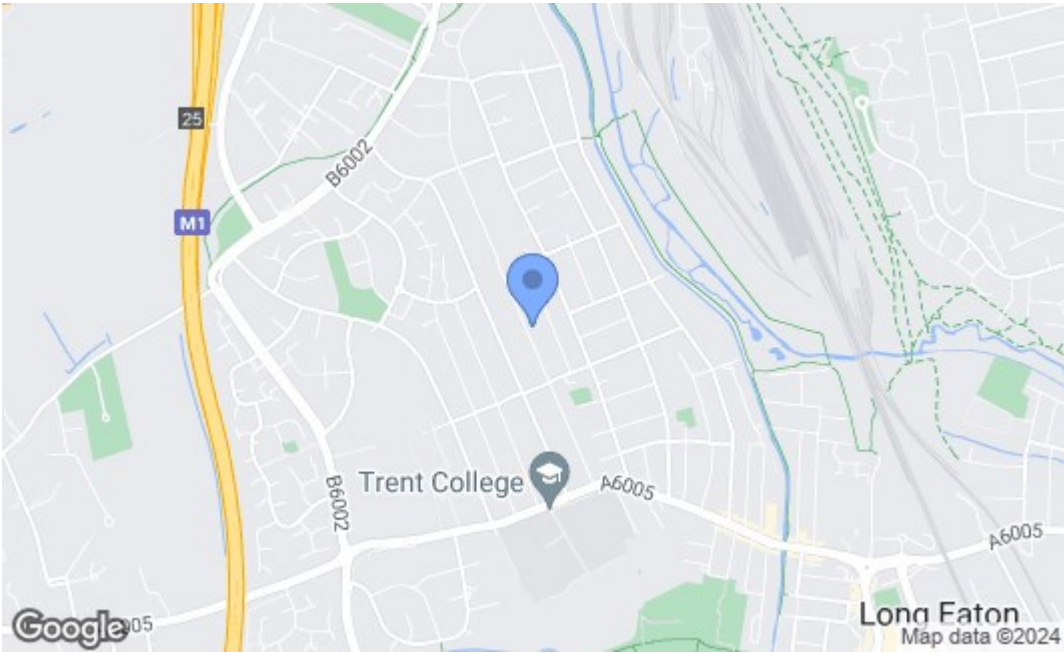
#### Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

#### SDL Link

<https://online.sdlauctions.co.uk/lot/details/108549>





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		
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.