



Lawrence Avenue,
Breaston, Derbyshire
DE72 3BY

Price Guide £245-250,000

Freehold



THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY WHICH OVER RECENT YEARS HAS BEEN UPGRADED AND REFURBISHED THROUGHOUT.

Being positioned on Lawrence Avenue, close to the heart of Breaston village, this three bedroom semi detached property offers well proportioned accommodation which is now being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation. As people will see when they view the property, it has been re-wired, had a new heating system installed, had double glazing fitted throughout and has a new kitchen and bathroom with re-plastered walls, floor coverings throughout and is tastefully decorated. The property is within easy reach of the centre of Breaston village where there are a number of local shops and schools for younger children, with further facilities being found in nearby Long Eaton where there are schools for older children and supermarkets and other retail outlet.

The property stands back from the road with off road parking at the front for two vehicles and the well proportioned accommodation which includes a reception hall, a lounge/sitting room, from which there is a door leading to the open plan living/dining kitchen which has cream finished wall and base units and French doors leading out to the rear garden with there being a most useful utility cupboard positioned beneath the stairs. To the first floor the landing leads to the three good size bedrooms and the bathroom which has a corner bath with a mains flow shower system over. Outside there is off road parking at the front and a path running down the right hand side of the house to a gate which takes you to the private sunny rear garden which has a patio, lawn with established bushes to one side and fencing to the boundaries.

As previously mentioned the property is within easy reach of the local amenities and facilities provided by Breaston village which also includes three local pubs, a bistro restaurant and various coffee eateries, while Long Eaton is only a short drive away where there are Asda, Tesco and Aldi stores as well as schools for older children, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, which is only a few minutes drive away, East Midlands Airport, stations at East Midlands and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with two inset block paved panels leading to:

Reception Hall

Stairs with feature stainless steel hand rail leading to the first floor, radiator and wood panelled door leading into:

Lounge/Sitting Room

12'2 x 11'6 approx (3.71m x 3.51m approx)

Having a double glazed window to the front, wall mounted flame effect fire, wood panelled door into the dining kitchen and six power points.

Dining Kitchen

15'4 x 12'7 approx (4.67m x 3.84m approx)

The kitchen has been re-fitted recently with cream units having brushed stainless steel fittings and includes a sink with a mixer tap and four ring hob set in a work surface which extends to two sides and has space and plumbing for a dishwasher, cupboards, drawers and an oven below, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the main work surface area, double glazed window to the rear, double opening double glazed French doors leading out to the rear garden, radiator, tiled flooring, recessed lighting to the ceiling and Baxi wall mounted boiler.

Understairs Storage Cupboard

This large storage space houses the gas and electricity meters and electric consumer unit, opaque glazed window, tiled flooring and plumbing and space for an automatic washing machine is provided.

First Floor Landing

Opaque glazed window to the side and doors to:

Bedroom 1

12'7 x 9' approx (3.84m x 2.74m approx)

Double glazed window to the rear with a fitted blind, radiator and six power points.

Bedroom 2

11'7 x 8'9 to 7'6 approx (3.53m x 2.67m to 2.29m approx)

Double glazed window to the front with a fitted blind, radiator and six power points.

Bedroom 3

9'6 x 5'6 approx (2.90m x 1.68m approx)

Double glazed window to the rear, radiator, two power points and hatch to loft.

Bathroom

The bathroom has a newly fitted suite and includes a corner bath with a mains flow shower over having a rainwater shower head and hand held shower, low flush w.c. and pedestal wash hand basin with a mixer tap and a glazed shelf and mirror over, tiling to the walls by the bath, sink and w.c. areas, opaque double glazed window, electric shaver point, tiled flooring, chrome ladder towel radiator, recessed lighting and an X-pelair fan to the ceiling.

Outside

To the front of the property there is a block paved parking area and a slate chipped section which could also provide parking for an extra vehicle. To the right hand side of the property there is a block paved shared path which leads to a gate that takes you to the rear of the property.

At the rear of the property there is a slabbed patio leading onto a good size lawn which has established bushes to the right hand side and bottom with there being a shed in the bottom right hand corner and fencing to the boundaries. There is an outside water supply provided, external lighting and there is a gate to the side of the property which gives access to the path taking you to the front.

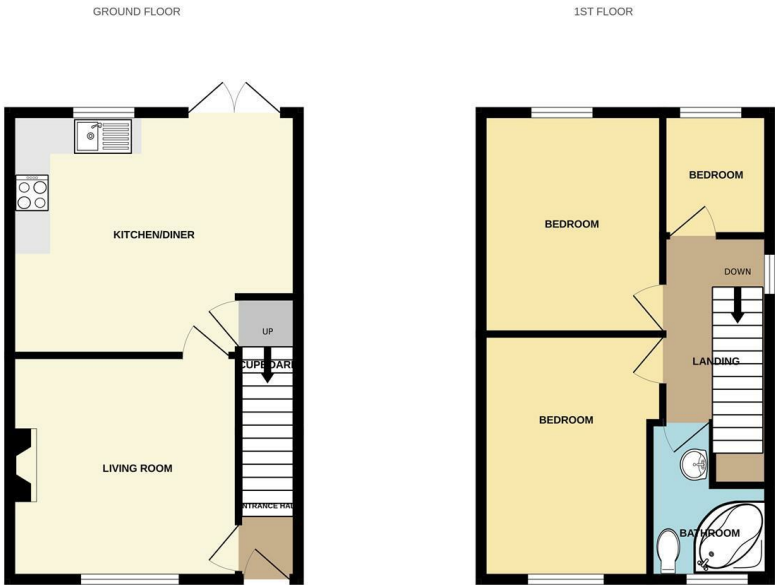
Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and motorway bridge into Breaston. Continue for some distance turning right into Stevens Lane and left into Lawrence Avenue where the property can be found as identified by our for sale board. 7508AMMP

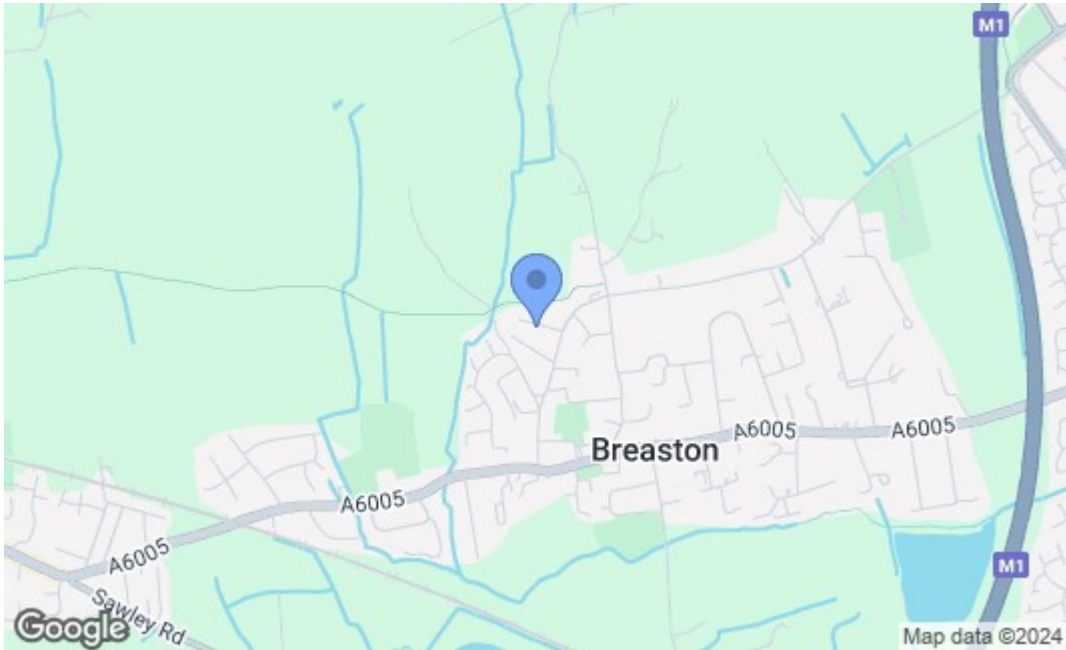
Council Tax

Erewash Borough Council Band B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	64	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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