Robert Ellis

look no further...

Longmoor Lane,
Breaston, Derbyshire
DE72 3BB

O/I/R £235,000 Freehold

0115 946 1818

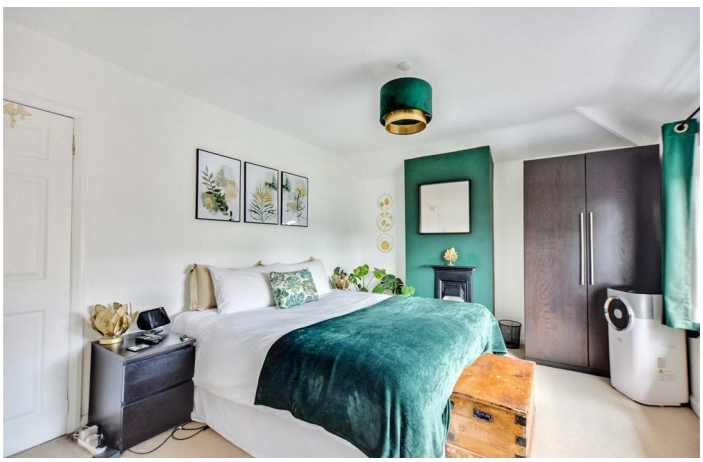
/robertellisestateagent @robertellisea

A WELL PRESENTED TWO BEDROOM END-TERRACED PROPERTY WITH ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this superb example of a two double bedroom end-terraced property. The property is constructed of brick to the external elevations and benefits from having been recently re-decorated, new floor covering in the kitchen, double glazing and gas central heating throughout with the exception of one window situated within the kitchen/diner. This property would be fantastic for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a kitchen/diner with integrated appliances, lounge with mutli-fuel burner and sliding doors overlooking and leading to the garden. To the first floor, the landing leads to two generous bedrooms with a three piece family bathroom suite. To the exterior, there is a low maintenance walled front garden setting the property away from the pavement and road with access into the garden through a wooden gate. To the rear, there is an enclosed and private, south-westerly facing garden with a patio area, turf, flower beds and wooden storage shed. This overlooks Breaston park to the rear.

Located in the popular and award winning village of Breaston, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away. Long Eaton town centre is within a short drive where further shops, supermarkets and healthcare facilities can be found.



Kitchen/Diner
16'4 x 7'8 (4.98m x 2.34m)
uPVC double glazed front door and windows overlooking the front with wooden single glazed patterned window overlooking the side, tiled flooring, radiator, painted plaster ceiling, integrated electric oven with gas hob and overhead extractor fan, integrated washing machine and integrated fridge.

Lounge
12'7 x 16'4 (3.84m x 4.98m)
uPVC double glazed sliding door overlooking and leading to the garden, laminate flooring, multi-fuel burner, radiator, painted plaster ceiling, ceiling light.

Landing
Carpeted flooring, painted plaster ceiling, loft access, ceiling light.

Bedroom One
16'6 x 10'7 (5.03m x 3.23m)
uPVC double glazed windows overlooking the rear garden, carpeted flooring, radiator, feature fireplace, painted plaster ceiling, ceiling light.

Bedroom Two
9'1 x 10'7 (2.77m x 3.23m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

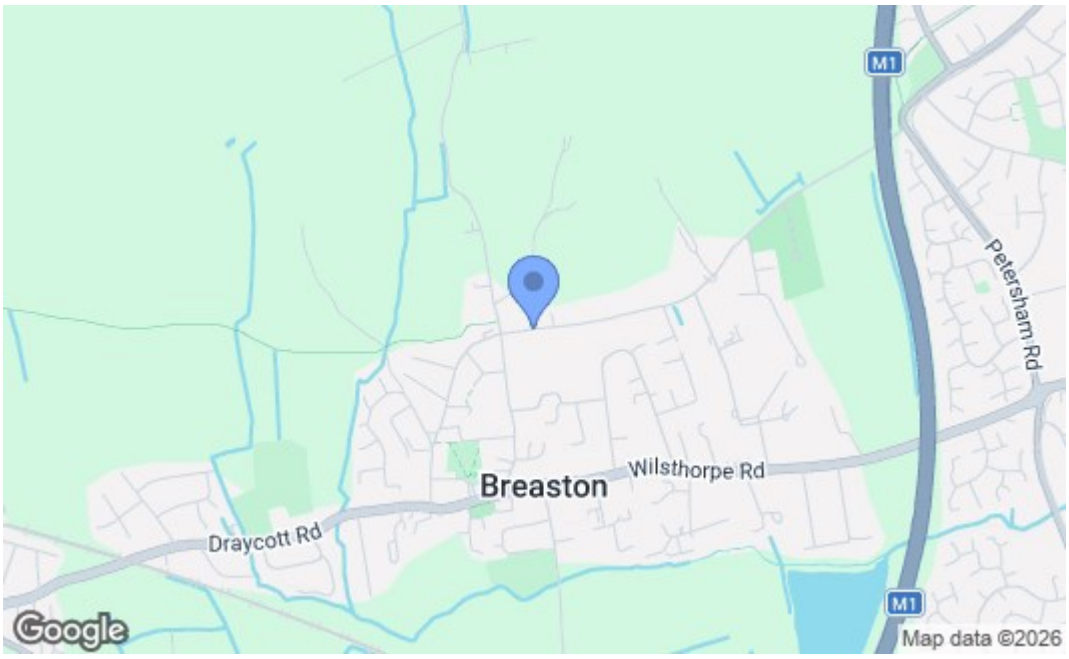
Family Shower Room
6'1 x 4'9 (1.85m x 1.45m)
uPVC double glazed patterned window overlooking the front, laminate flooring, single enclosed shower unit, top mounted sink, WC, heated towel rail, painted plaster ceiling, ceiling light.

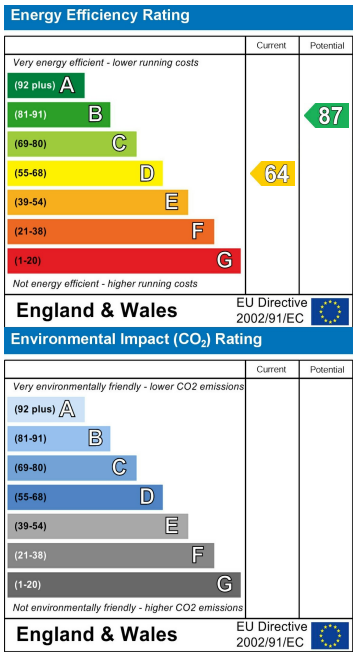
Outside
To the front of the property there is a low maintenance front garden with a wall and gate setting the property away from the pavement and the road with a wooden gate leading to the side with access into the garden. To the rear, there is an enclosed garden with a patio area, turf, flower beds and wooden storage shed.

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.
8675RS

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed - Standard 27 mbps
Superfast -
Ultrafast 1000 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
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
0115 946 1818