Robert Ellis

look no further...

Breedon Street,
Long Eaton, Nottingham
NG10 4FE

£220,000 Freehold

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THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED HOME WHICH IS WELL LOCATED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Standing back from Breedon Street with off the road parking at the front, this semi detached home provides three bedroom accommodation with two good size reception rooms. The property is entered through the main entrance door which is at the side of the house and this leads into a hallway which has sliding glazed doors leading to the lounge at the front and a door taking you to the dining/sitting room at the rear. Over the past few years the current owners have replaced the boiler and had new double glazing installed and for all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see all that is included for themselves.

The property is constructed of brick to the external elevations, the front being relieved by render under a pitched tiled roof and the well proportioned accommodation includes a spacious and light reception hall which has the original tiled floor and stairs with cloaks/storage cupboard beneath leading to the first floor, the lounge is at the front and has a bay window and feature coal effect gas fire set in an Adam style surround, dining/sitting room which opens into the kitchen which is fitted with white gloss wall and base cupboards and wood grain effect work surfaces and has integrated cooking appliances. To the first floor the landing leads to the three good size bedrooms and bathroom which has a white suite complete with a shower over the bath position. Outside there is the concrete car standing area at the front and a path running down the right hand side of the house to the main entrance door and through a gate to the rear garden. At the rear of the house there is a patio leading onto a lawn with a second patio and shed at the bottom and the garden is kept private by having fencing and natural screening to the boundaries.

The property is well placed for easy access to Long Eaton town centre where there are Asda and Tesco stores and many other retail outlets, there are excellent local schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the 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.

Reception Hall
UPVC front door with two inset opaque glazed panels, double glazed windows to either side, stairs to the first floor with a cloaks/storage cupboard beneath, original tiled flooring and double radiator.

Lounge/Sitting Room
13'7 x 10'9 plus bay approx (4.14m x 3.28m plus bay approx)
Double glazed bay window to the front, coal effect gas fire set in a wooden Adam surround with cast iron inset and tiled hearth, pine flooring, cornice to the wall and ceiling and radiator.

Dining/Sitting Room
14'4 x 9' approx (4.37m x 2.74m approx)
Fully double glazed French door leading out to the rear garden with double glazed windows to either side, feature open chimney breast with Adam surround, original double fitted cupboard to one side of the chimney breast with leaded glazed doors, radiator, parquet flooring, dado rail to the walls and this room opens into:

Kitchen
21'3 x 4'6 approx (6.48m x 1.37m approx)
The kitchen is fitted with white gloss units with wood grain effect work surfaces and includes a stainless steel sink unit with mixer taps and a four ring hob set in a work surface with cupboards, oven, drawers and space for a dishwasher below, work surface/breakfast bar with double cupboard beneath, space for an upright fridge/freezer, L shaped work surface with cupboard and space and plumbing for an automatic washing machine below, three matching eye level wall cupboards, wall mounted boiler, hood to the cooking area, double glazed windows to the side and rear, radiator, tiled flooring, opaque double glazed door leading out to the side where there is a covered area extending along the side of the property, tiled walls to the work surface areas and recessed lights to the ceiling.

First Floor Landing
The balustrade continues from the stairs onto the landing, picture rail to the walls and hatch with ladder to the loft.

Bedroom 1
13'7 x 10'9 approx (4.14m x 3.28m approx)
Double glazed bay window to the front, radiator and picture rail to the walls.

Bedroom 2
11'2 plus wardrobes x 8'6 approx (3.40m plus wardrobes x 2.59m approx)
Double glazed window to the rear, range of fitted wardrobes to one wall, double cupboard/wardrobe with cupboards over and radiator.

Bedroom 3
10'5 x 5'4 approx (3.18m x 1.63m approx)
Double glazed window to the side and radiator.

Bathroom
The bathroom has a white suite including a panelled bath with shower over, low flush w.c. and pedestal wash hand basin with mixer tap, opaque double glazed window, radiator, walls half tiled and double airing/storage cupboard.

Outside
At the front of the property there is a concrete area which provides off the road parking and there is a path running down the right hand side of the property to the main entrance door and through a gate to the rear garden. At the rear of the property there is s a slabbed patio leading onto a lawn with a second patio at the bottom of the garden where there is also a shed which will remain at the property when it is sold. The rear garden is kept private by having fencing and established planting to the boundaries. There is an outside water supply and lighting provided.

Directions
Proceed out of Long Eaton along Derby Road and after the bend Breedon Street can be found as a turning on the right and the property identified by our for sale board.
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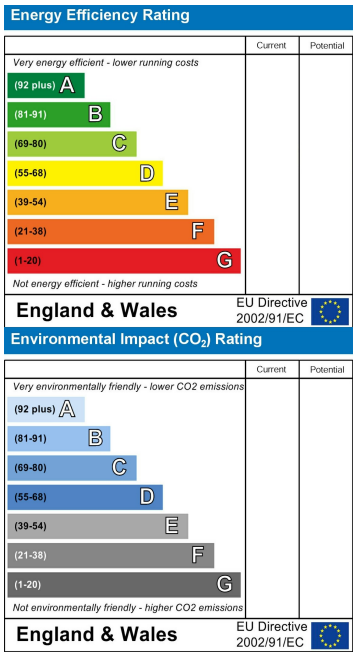

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.