Robert Ellis

look no further...







Blind Lane,
Breaston, Derbyshire
DE72 3BS

£90,000 Leasehold

0115 946 1818

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A TWO BEDROOM DETACHED STATIC HOME SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF BREASTON.

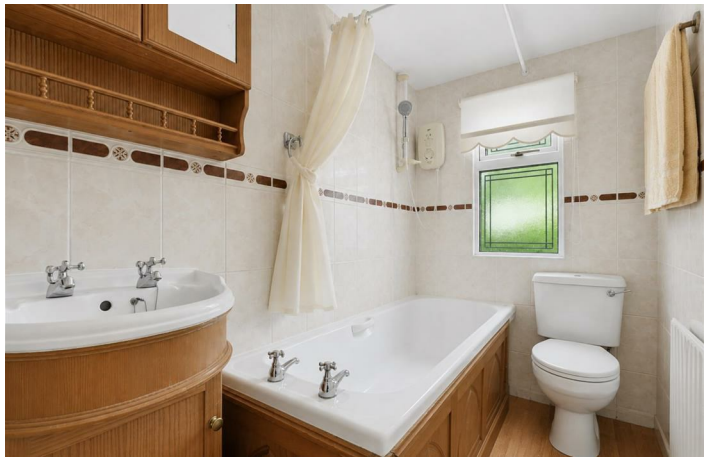
Robert Ellis are pleased to bring to the market this well maintained detached static home, offering comfortable single level living within a popular and peaceful residential setting. Ideal for those looking to downsize, the property provides well proportioned accommodation and is conveniently positioned close to a range of local amenities. The accommodation comprises a spacious lounge, fitted kitchen, two bedrooms and a bathroom, with the property further benefitting from a recently refitted boiler, providing added peace of mind for the next owner.

Externally, the property enjoys off road parking and is surrounded by a pleasant garden area which wraps around the property (although this land is not included within the title), creating an attractive outlook and a sense of space. Situated within the desirable village of Breaston, the property is within easy reach of local shops, amenities and transport links, making it an excellent choice for those seeking a convenient lifestyle.

An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

Breaston is an award winning village positioned between Nottingham and Derby and has a Co-op convenience store and other shops, three local pubs, a Bistro restaurant and coffee eateries, there are more shops found in nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Hallway
Composite decking with steps leading to the front door, double glazed door to the front.

Lounge
11' x 11'2 approx (3.35m x 3.40m approx)
Electric fire, double glazed windows to the front and side, coving, radiator.

Kitchen
11' x 8'4 approx (3.35m x 2.54m approx)
Matching wall and base units with work surfaces over and inset stainless steel sink and drainer, space for a fridge, washing machine, cupboard housing the boiler, integrated electric oven, four ring hob with extractor over, double glazed window to the rear, door to:

Bedroom 1
11' x 6'5 approx (3.35m x 1.96m approx)
Double glazed window to the side, radiator, fitted wardrobes.

Bedroom 2
4'11 x 8'4 approx (1.50m x 2.54m approx)
Double glazed window to the rear, radiator.

Bathroom
Panelled bath with shower over, vanity wash hand basin, low flush w.c., double glazed window to the rear, fully tiled walls, radiator.

Agents Notes
The property is leasehold from Breaston Parish Council and there is a gated entrance with off road parking. The property cannot be sub-let by the owner and there is no age restriction. There is a ground rent of £462 per quarter. The land is owned by Breaston Parish Council and is not included in the sale. The property will have a licence agreement in line with the Mobile Homes Act 1983.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. After some distance take the right hand turning after 'The Bulls Head' public house into Stevens Lane and right onto Blind Lane and the property can be found on left.
9438CO

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, Virgin
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02
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
0115 946 1818