



Longmoor Lane  
Breaston, Derbyshire DE72 3BE

**£295,000 Freehold**

A TRADITIONAL BAY FRONTED  
EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, rear dining area and extended breakfast kitchen. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and generous garden space to the rear.

The property is located in this popular Derbyshire village location within close proximity of excellent nearby amenities, shopping facilities, schooling for a variety of ages, as well as easy access to open countryside and direct transport links to and from the surrounding area, such as the A52 and the M1 motorway.

The property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## ENTRANCE HALL

14'2" x 5'11" (4.33 x 1.82)

Feature composite and double glazed front entrance door, double glazed window to the side (with fitted roller blind), radiator, staircase rising to the first floor with decorative wood spindle balustrade, coving. Doors to dining area and kitchen.

## LIVING ROOM

12'5" x 11'3" (3.81 x 3.44)

Double glazed bay window to the front (with fitted blinds), radiator, spotlights, media points, feature stone fireplace incorporating log effect inset fire. Opening through to the dining area.

## DINING AREA

12'4" x 10'5" (3.76 x 3.19)

Double glazed French doors opening out to the rear garden (with fitted vertical blinds), radiator, spotlights, central chimney breast with inset decorative display brickwork, open fireplace with tiled hearth, built-in double meter cupboard which sits to the side of the chimney breast.

## KITCHEN

16'11" x 6'6" (5.18 x 2.00)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with granite work surfaces incorporating four ring gas Neff hob with curved Samsung extractor fan over, in-built waist-level double oven, in-built fridge/freezer, slimline dishwasher and washing machine, inset single sink with central swan-neck mixer tap, boiler cupboard housing the Baxi gas fired combination boiler (for central heating and hot water purposes), vertical radiator, spotlights, feature double glazed bay window to the rear (with three individually hung roller blinds), Velux roof window, uPVC panel and double glazed side exit door to outside. Useful understairs pantry cupboard with shelving and light, with double glazed window to the side.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind), coving. Doors to all bedrooms and bathroom. Loft access point to an insulated loft space.

## BEDROOM ONE

11'7" x 11'3" (3.55 x 3.45)

Double glazed window to the front overlooking the fields beyond, fitted wardrobes to one wall, radiator, spotlights.

## BEDROOM TWO

11'3" x 9'4" (3.44 x 2.86)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator.

## BEDROOM THREE

8'5" x 6'0" (2.59 x 1.85)

Double glazed window to the front overlooking the fields beyond, radiator.

## BATHROOM

7'4" x 6'0" (2.26 x 1.83)

Three piece suite comprising panel bath with glass shower screen, dual attachment mains shower over, wash basin with mixer tap with tiled splashbacks, push flush WC. Double glazed window to the rear (with fitted roller blind), spotlights, extractor fan, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway with decorative block paved edging providing off-street parking. There is a lawn with planted flower borders housing a variety of bushes and shrubbery with brick wall to the front boundary line. Pedestrian access down the right hand side leading to the rear garden.

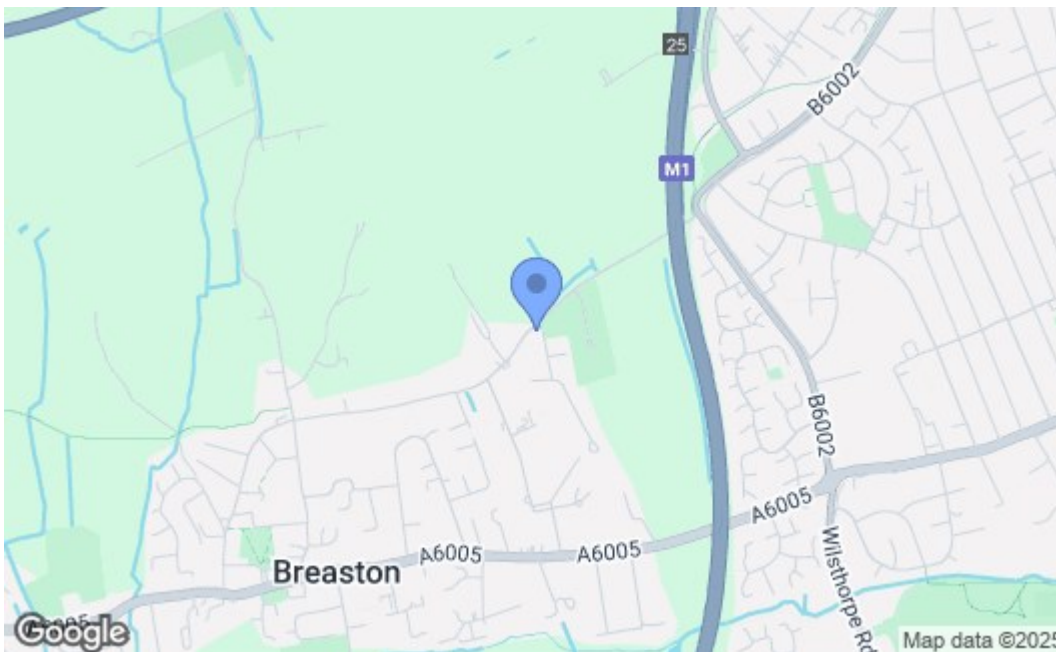
## TO THE REAR

The rear garden is of a good overall proportion enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is a good size lawn with stepping stone pathway providing access to the foot of the plot. Within the garden there is a shaped/curved block paved seating area, two useful timber storage sheds. To the foot of the plot there is a further paved patio seating area leading onto a gravel rear section (historically used as a vegetable patch with raised beds). There are external lighting points and water tap.

## DIRECTIONAL NOTE

From Stapleford, proceed to the Sandiacre traffic lights and turn left onto Longmoor Lane. Continue along Longmoor Lane, crossing the mini roundabout and follow the bend to the left heading towards Long Eaton. Take a right hand turn onto Longmoor Lane into Breaston and the property can be found soon after on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.