

HoldenCopley

PREPARE TO BE MOVED

Longmoor Lane, Breaston, Derbyshire DE72 3BE

Guide Price £265,000 - £325,000

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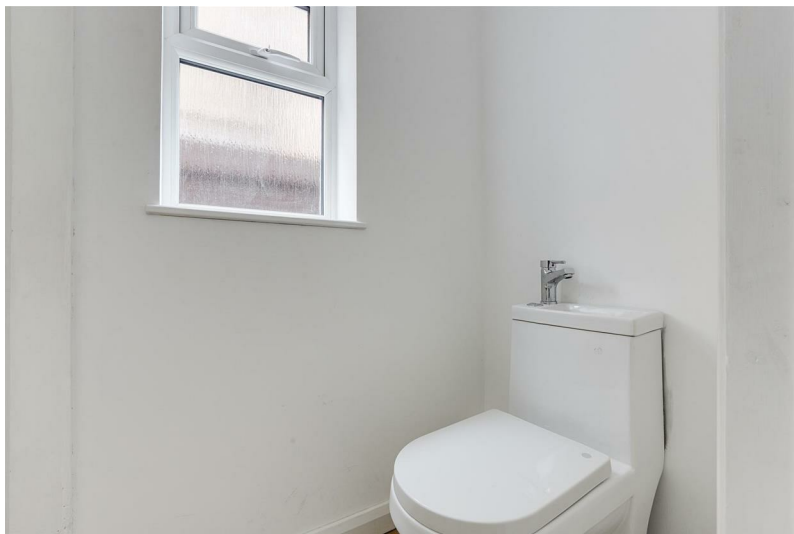


GUIDE PRICE: £265,000 TO £285,000

NO UPWARD CHAIN...

This beautifully extended and fully refurbished three-bedroom semi-detached house offers a stylish, move-in-ready home in the award-winning village of Breaston, with no upward chain. Perfectly situated near an excellent range of local amenities, including highly-rated schools, charming shops, and scenic parks, this property also boasts superb transport links. Nearby bus stops and quick access to the A50, M1, and A52 make commuting to Nottingham and Derby a breeze, while East Midlands Airport and local train stations are just a short drive away. Inside, the ground floor opens with an inviting entrance hall and composite door, leading to a spacious bay-fronted living room and a convenient W/C. The heart of the home is the impressive open-plan kitchen, complete with modern fittings and ample space for dining and lounging, making it ideal for both entertaining and everyday family life. Upstairs, three well-proportioned bedrooms are serviced by a contemporary bathroom suite. Outside, the front of the property provides potential for a driveway with space for multiple cars, while the large, private rear garden offers a beautifully maintained lawn, perfect for outdoor relaxation and family activities.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Open Plan Modern Kitchen & Dining Area
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Ample Off-Road Parking
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 5'11" (max) (4.32m x 1.81m (max))

The entrance hall has laminate flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

Living Room

12'5" x 11'3" (max) (3.79m x 3.44m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, and a radiator.

Kitchen/Diner

21'9" x 16'1" (max) (6.65m x 4.91m (max))

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated electric oven with an induction hob, angled extractor fan and splashback, an integrated fridge, space for a freezer, space and plumbing for a washing machine, space for a dining / seating area, laminate flooring, two radiators, a fitted cupboard, recessed spotlights, a partially vaulted ceiling, a skylight window, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

W/C

4'3" x 2'11" (1.30m x 0.91m)

This space has a 2-in-1 W/C and wash basin, laminate flooring, a singular recessed spotlight, a UPVC double-glazed obscure window to the side elevation, and access into a storage cupboard.

Under-Stair Cupboard

5'11" x 2'5" (1.81m x 0.74m)

FIRST FLOOR

Landing

7'3" x 6'0" (max) (2.21m x 1.85m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'8" x 11'3" (max) (3.57m x 3.45m (max))

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Two

11'3" x 11'2" (max) (3.44m x 3.42m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

8'6" x 6'0" (max) (2.61m x 1.83m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

7'4" x 5'10" (2.24m x 1.80m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped bath with an overhead shower fixture and a shower screen, a chrome heated towel rail, waterproof splashback, laminate flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing potential for off-road parking and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a gravelled area, a patio pathway, a lawn, a range of plants and shrubs, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

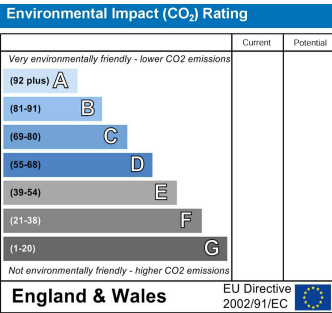
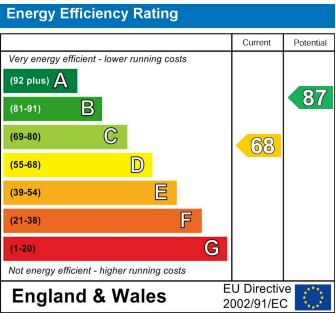
The vendor has advised the following:

Property Tenure is Freehold

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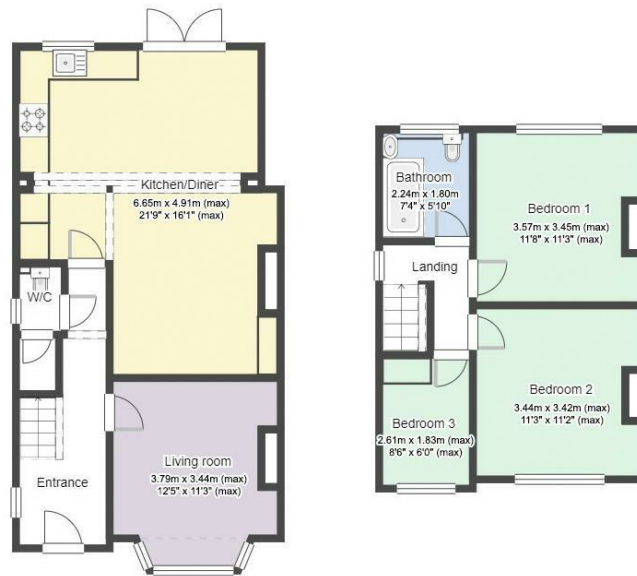
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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