

HoldenCopley

PREPARE TO BE MOVED

Breedon Street, Long Eaton, Nottinghamshire NG10 4ES

Guide Price £270,000 - £280,000

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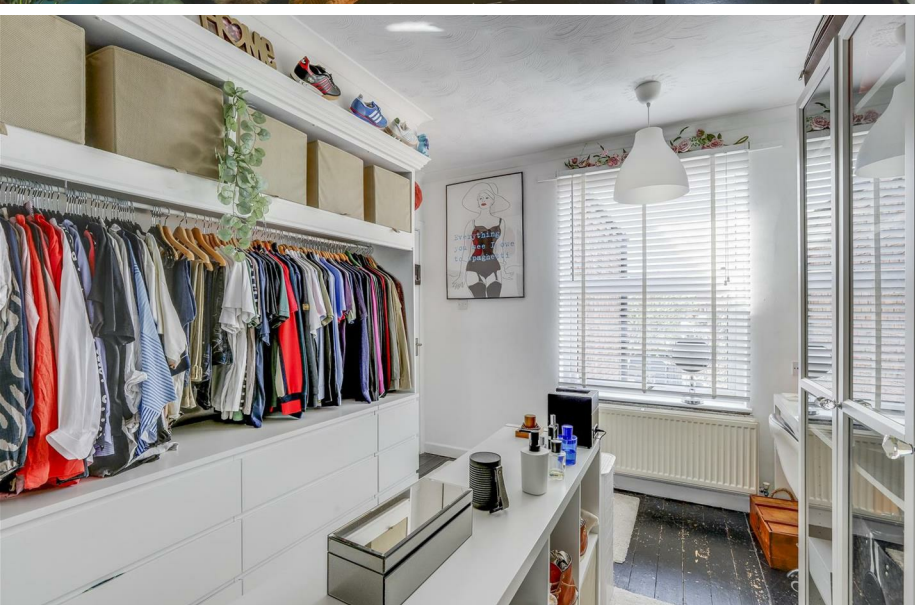
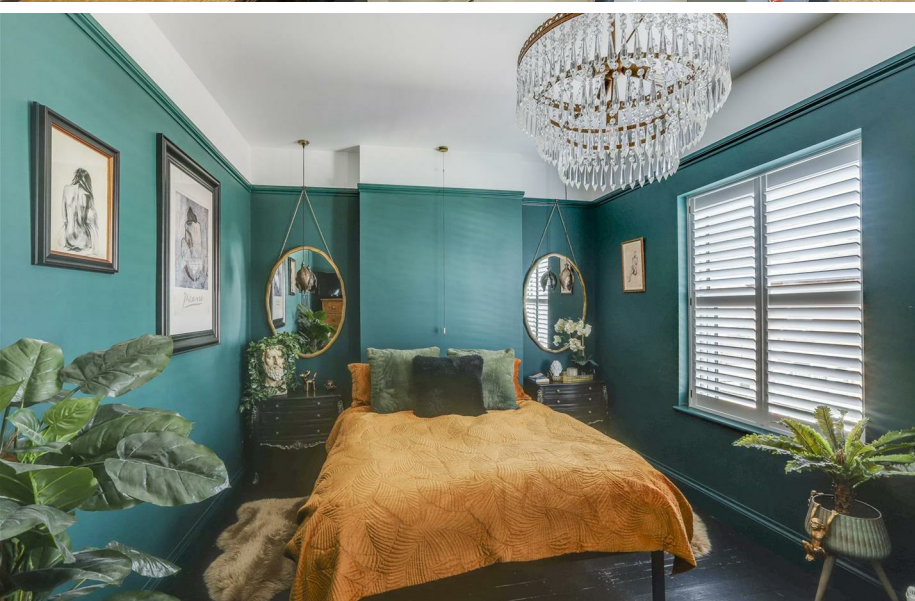
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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home offers deceptively spacious accommodation throughout, making it an ideal choice for buyers looking for a move-in-ready property. Perfectly positioned in a popular and well-connected location, it benefits from close proximity to a range of local amenities including shops, excellent transport links, and great school catchments. The ground floor comprises an inviting entrance hall, a cosy living room with a characterful multi-fuel burner, and open access into a dining room—also featuring a multi-fuel burner—creating a warm and sociable space. A modern fitted kitchen, separate utility room, and thoughtful layout enhance day-to-day functionality. To the first floor are three well-proportioned bedrooms, a three-piece bathroom suite, and access to a fully boarded loft for additional storage. Externally, the front of the property provides on-street parking, while the private, south-facing rear garden has been designed for low-maintenance living with a lean-to, decked seating area, artificial lawn, mature planting, a shed, and a versatile outbuilding currently used for storage and as a bakery—fully equipped with electricity. This home perfectly combines charm, practicality, and modern living.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms Both With Multi Fuel Burners
- Modern Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite
- Private Low Maintenance South-Facing Garden
- Outbuilding Utilised As A Bakery & Storage
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 3'5" (max) (3.95m x 1.05m (max))

The entrance hall has tiled flooring, a carpeted stairs runner, a column radiator, a dado rail, a decorative ceiling arch, coving and a single composite door providing access into the accommodation.

Living Room

12'0" x 10'11" (max) (3.67m x 3.34m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a column radiator, a dado rail, an exposed brick recessed chimney breast alcove with a multi fuel burner, coving, a ceiling rose and open access into the dining room.

Dining Room

12'11" x 12'6" (max) (3.95m x 3.83m (max))

The dining room has carpeted flooring, a column radiator, a dado rail, an exposed brick recessed chimney breast alcove with a multi fuel burner, a dado rail, coving and UPVC double French doors opening out to the lean-to.

Kitchen

15'9" x 8'10" (max) (4.81m x 2.71m (max))

The kitchen has a range of fitted base units with worktops, space for a freestanding range cooker, a Belfast sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, access into the pantry, a vertical column radiator, wall-mounted light fixtures, an exposed brick wall, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the lean-to.

Utility Room

9'5" x 5'8" (2.89m x 1.73m)

The utility room has tiled flooring, a fitted worktop with a stainless steel sink with a swan neck mixer tap, space for a fridge-freezer, a wall-mounted boiler and UPVC double French doors opening out to the garden.

Lean-to

12'0" x 10'2" (3.66m x 3.10m)

The lean-to has decking and a polycarbonate roof.

FIRST FLOOR

Landing

12'11" x 5'8" (max) (3.96m x 1.74m (max))

The landing has carpeted flooring, a column radiator, a dado rail, a fitted wardrobe, access into the boarded loft, coving and provides access to the first floor accommodation.

Master Bedroom

15'9" x 10'9" (max) (4.82m x 3.30m (max))

The main bedroom has UPVC double-glazed windows to the front elevation, painted wooden floorboards, a column radiator and a picture rail.

Bedroom Two

13'0" x 9'10" (max) (3.97m x 3.01m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, painted wooden floorboards and a radiator.

Bedroom Three

10'10" x 8'7" (max) (3.31m x 2.63m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, a radiator, coving and recessed spotlights.

Bathroom

6'10" x 5'8" (max) (2.09m x 1.75m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled walls, a column radiator with a towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking and a single iron gate providing access.

Rear

To the rear is a private south-facing garden, decking, an artificial lawn, various plants, a shed and an outbuilding utilised as a storage room and bakery.

Bakery

11'5" x 8'7" (3.49m x 2.62m)

The bakery has a window to the front elevation, lighting, power points and ample storage space.

Storage Room

11'5" x 8'9" (3.50m x 2.68m)

The storage room has lighting and ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

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.

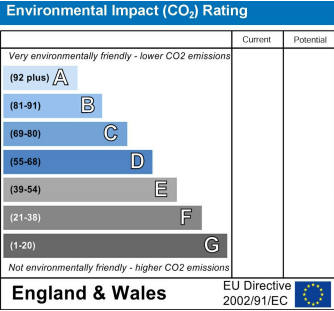
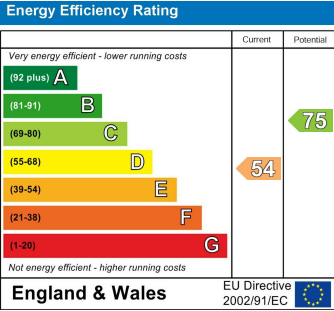
The vendor has advised the following:

Property Tenure is Freehold

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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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