



Breedon Street,  
Long Eaton, Nottingham  
NG10 4FE

**£270,000 Freehold**



A BEAUTIFULLY UPGRADED AND EXTENDED EDWARDIAN SEMI DETACHED PROPERTY WHICH PROVIDES THREE BEDROOMS AND HAS A PRIVATE GARDEN AT THE REAR WHICH HAS BEEN DESIGNED TO KEEP MAINTENANCE TO A MINIMUM.

Being located on Breedon Street, this traditional semi detached home has been extended and upgraded throughout by the current owner and is now ready for immediate occupation with there being NO UPWARD CHAIN. The property has has a new roof installed, been re-wired throughout, had a new central heating system installed, been extended to create a living/dining kitchen, been re-plastered, had a new kitchen and bathroom fitted and is tastefully decorated with new floor coverings throughout. For the size and quality of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they area able to see all that is included in this stunning property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which has helped to make this a popular and convenient place to live.

The property stands back from Breedon Street and is constructed of brick to the external elevations under a pitched tiled roof. The highly appointed accommodation is entered through a stylish newly installed composite Edwardian style front door which leads into the reception hall, from which there are oak panelled doors leading to the lounge at the front, which has a feature fireplace and sash style windows, there is an understairs storage cupboard and at the rear is the dining/living kitchen which is exclusively fitted with Shaker style units and wooden work surfaces and includes several integrated appliances and off the kitchen there is a sitting/study or play area and a ground floor w.c. To the first floor the landing leads to the three bedrooms and the luxurious bathroom which includes a brand new suite with a mains flow shower system over the bath. Outside there is a pebbled area at the front with a low level wall to the boundary and a path leads down the left hand side and provides access to the main entrance door and through a gate to the rear garden. The rear garden has been landscaped and designed and has a slabbed patio to the side and rear of the house which leads onto a new laid astroturf lawn and at the bottom of the garden there is a decked area with the garden being kept private by having fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1 which is literally only a few minutes drive away, 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.



Newly installed Edwardian style composite front door with an inset stained glass panel and an opaque double glazed panel above to:

### Reception Hall

Stairs with feature balustrade and carpeted treads leading to the first floor, double glazed window to the side, newly laid tiled flooring, radiator and panelled doors to the lounge, dining kitchen and understairs storage cupboard which houses the electric consumer unit and has fitted shelving.

### Lounge/Sitting Room

12' x 11'8 approx (3.66m x 3.56m approx)

This main reception room has three double glazed sash windows to the front, feature cast iron fireplace with a pine Adam style surround and granite hearth, cornice to the wall and ceiling, picture rail to the walls, feature central plaster light rose, eight power points, a TV point and carpeted flooring.

### Dining/Living Kitchen

20'4 x 11'9 approx (6.20m x 3.58m approx)

The extended dining/living kitchen provides a beautiful focal point to this individual home and has Shaker style units and wooden work surfaces and includes an enamel sink with a mixer tap and a four ring induction hob set in a wooden work surface which extends to three sides and has a breakfast/eating area at one end and beneath the work surface areas there is an integrated washing machine, cupboards, integrated dishwasher, drawers and an oven, hood and back plate to the cooking area with eye level shelving to either side, integrated upright fridge and freezer with a pantry style cupboard which has power points so can be used to house a microwave, toaster or kettle and at the lower section of this unit there are two pull out drawers, double glazed windows to the rear and side and two Velux windows to the sloping part of the ceiling, recessed lighting to the ceiling, radiator, Karndean style flooring, ten power points, two with USB charging sockets and an aerial and power point for a wall mounted TV.

### Rear Sitting Area

10'7 to 6'9 x 6'9 approx (3.23m to 2.06m x 2.06m approx)

This sitting area at the rear of the house could alternatively be a study or play room and has double opening, double glazed French doors leading out to the private rear garden, radiator, four power points, Karndean style flooring, a sloping ceiling with recessed lighting and an oak panelled door to:

### Ground Floor w.c.

Being newly fitted and having a low flush w.c. with a concealed cistern and wooden shelf above, hand basin with a mixer tap and tiled splashback, wall mounted Ideal boiler, X-pelair fan and Karndean style flooring.

### First Floor Landing

Radiator and oak panelled doors to:

### Bedroom 1

11'8 x 11'8 approx (3.56m x 3.56m approx)

Double glazed sash window to the front, feature original fireplace, aerial point and power point for a wall mounted TV, ten power points and carpeted flooring.

### Bedroom 2

10' x 7' approx (3.05m x 2.13m approx)

Double glazed window to the rear, radiator, six power points, a TV aerial point and carpeted flooring.

### Bedroom 3

8'9 x 8'6 approx (2.67m x 2.59m approx)

Double glazed window to the rear, radiator, feature original cast iron fireplace, six power points, a TV aerial point and carpeted flooring.

### Bathroom

The luxurious, newly fitted bathroom has an L shaped bath with a mains flow shower over with a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen, low flush w.c., pedestal wash hand basin with mixer tap, ladder towel radiator, tiling to the walls by the sink and w.c. areas, opaque double glazed window, recessed lighting to the ceiling, X-pelair fan and tiled flooring.

### Outside

At the front of the property there is a pebbled area with slabs and a low level wall to the front and to the left hand side there is a path with a wall to the left hand boundary and a gate providing access to the rear garden.

At the rear and side there is a newly laid slabbed patio area which leads onto an astroturf lawn with there being a decked area with a raised bed at the bottom of the garden, with the garden being kept private by having fencing to the three boundaries. There is an outside light and outside tap provided.

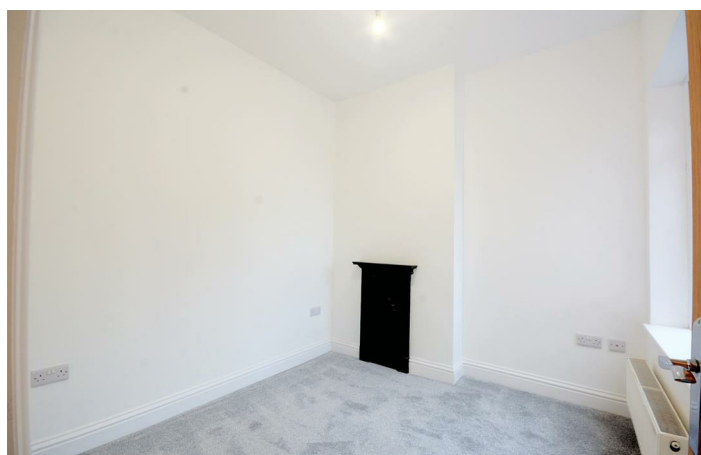
### Directions

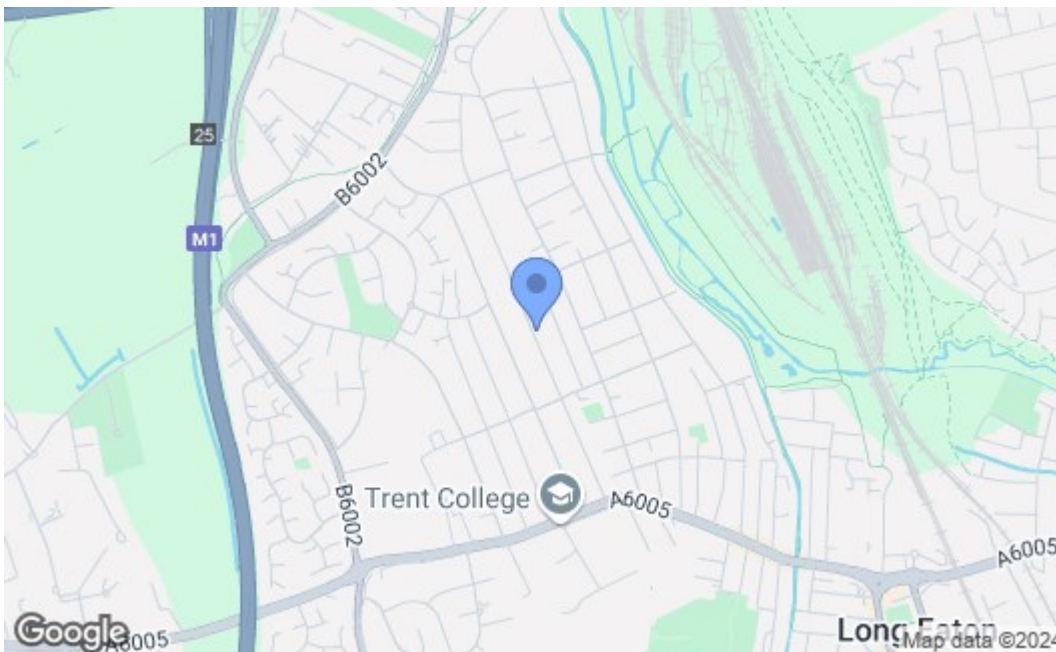
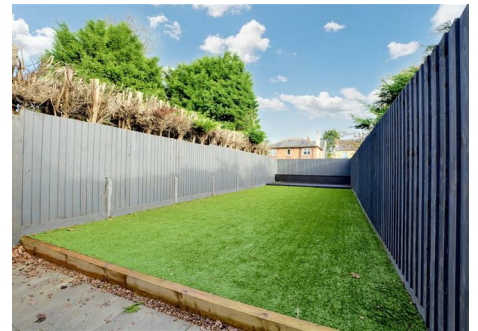
Proceed out of Long Eaton along Derby Road and after passing the bend Breedon Street can be found as a turning on the right hand side as identified by our for sale board.

7707AMMP

### Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.