



Longmoor Lane,
Breaston, Derbyshire
DE72 3BE

£339,995 Freehold



AN EXTENDED, RECENTLY REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE BEING SOLD WITH NO ONWARD CHAIN, SITUATED WITHIN AN AWARD WINNING DERBYSHIRE VILLAGE.

Robert Ellis are delighted to bring to the market this fantastic example of an extended semi-detached house. The property would suit a wide range of buyers and has been recently refurbished to a high standard throughout. The property is constructed of brick and boasts new flooring, doors, kitchen, bathroom, extension to the rear, rewired throughout and cosmetic modernisation. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious entrance hallway, bay fronted lounge, downstairs WC with storage and extended open plan kitchen/dining/living space with integrated cooking appliances and fridge. To the first floor the landing leads to three generous bedrooms and a new three piece family bathroom suite. To the exterior there is ample off street parking for several vehicles and access to the rear through a wooden gate. To the rear there is an enclosed garden with patio area, turf and flower beds.

Located in the popular and award winning residential village of Breaston, close to a wide range of local schools, shops and parks. The property has fantastic transport links available including nearby bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



Entrance Hall

Composite front door, laminate flooring, uPVC double glazed window overlooking the side, painted plaster ceiling, ceiling light.

Ground Floor w.c.

uPVC double glazed patterned window overlooking the side, built in storage cupboard, laminate flooring, WC with top mounted sink, painted plaster ceiling, ceiling light.

Lounge

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Kitchen/Diner/Living

uPVC double glazed window overlooking the rear and French doors leading to the rear garden, laminate flooring, radiator, painted plaster ceiling, ceiling light, velux windows, ball and base units, integrated electric oven, integrated fridge, induction hob, overhead extractor fan, space for washing machine, space for fridge/freezer.

First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

Bedroom One

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

uPVC double glazed patterned window overlooking the rear, laminate flooring, WC, pedestal sink, bath with mixer tap and shower over the bath, laminate flooring, heated towel rail, painted plaster ceiling, ceiling lights.

Outside

To the front of the property there is ample off street parking for several vehicles and side access through a gate. To the rear there is an enclosed garden with patio area, turf and flower beds.

Directions

Proceed out of Long Eaton along Derby Road and continue straight over the traffic island and into Breaston. Turn right into Risley Lane, right into Longmoor Lane and the property can be found on the right hand side.

7875RS

Council Tax

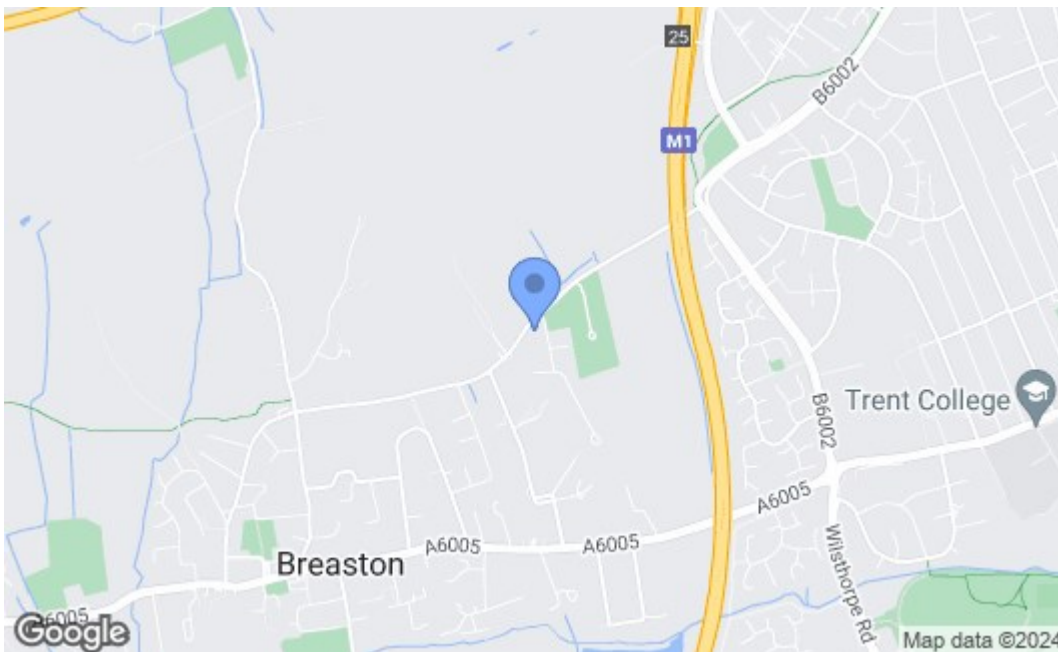
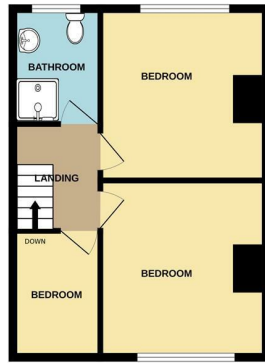
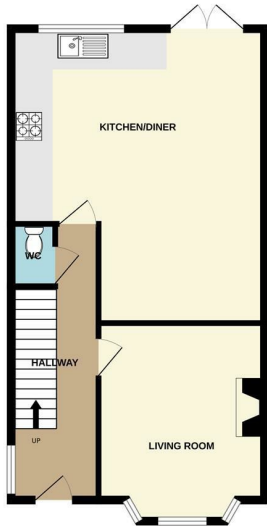
Erewash Borough Council Band B



GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR



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