



Blind Lane,  
Breaston, Derbyshire  
DE72 3DW

**Price Guide £180-190,000**  
**Freehold**





THIS IS A VICTORIAN END PROPERTY SITUATED IN THE HEART OF THIS AWARD WINNING VILLAGE WHICH PROVIDES SPACIOUS THREE BEDROOM ACCOMMODATION IN NEED OF UPGRADING, BEING SOLD WITH NO UPWARD CHAIN

Being positioned on Blind Lane, close to the centre of Breaston village, this Victorian end property offers scope for improvement throughout and is in need of modernisation. The property benefits from having gas central heating and double glazing and is ideal for someone looking for a project. The property is within walking distance of the amenities and facilities provided by Breaston village which includes a number of local shops, there are schools for younger children and excellent transport links, all of which have made this such a popular and desirable place to live.

The property stands back from Blind Lane behind a wall with railings and being entered through a UPVC front door. As you enter, you walk into the lounge/sitting room which leads through to the kitchen diner. There is a lobby area to the rear which has the shower room off and stairs to the first floor. To the first floor there are two bedrooms, there is a seating area on the first floor veranda which is accessed from one of the bedrooms and a staircase to the second floor. There is a further bedroom on the second floor. Outside there is the walled area at the front of the property, with a patio area at the rear.

As previously mentioned the property is within walking distance of the local shops provided by Breaston, there are also three local pubs, a bistro restaurant and various coffee eateries, schools for younger children are only a few minutes away with further shopping facilities including Asda, Tesco and Aldi stores as well as other retail outlets and schools for older children found in Long Eaton, there are healthcare and sports facilities, Breaston Park is a two minute walk from the property, there are walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, 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.



### Lounge

11'7" x 11'7" approx (3.55m x 3.55m approx)

UPVC double glazed door and window to the front, laminate flooring, ceiling light, radiator, gas fireplace and attractive surround, coving.

### Kitchen Diner

8'6" x 11'1" approx (2.6m x 3.4m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, understairs space for a pantry. The kitchen comprises of a counter with a stainless steel sink and drainer with wall units and breakfast bar, space for a washing machine and gas oven.

### Rear Lobby

6'6" x 2'11" approx (2m x 0.9m approx)

The rear lobby can be found at the back of the kitchen and has a UPVC double glazed door to the rear, vinyl flooring, large door to the pantry cupboard, ceiling light, stairs to the first floor and door to:

### Shower Room

10'2" x 5'10" approx (3.1m x 1.8m approx)

Obscure UPVC double glazed window to the rear, tiled floor and walls, ceiling light, low flush w.c., pedestal wash hand basin and corner mains fed shower.

### First Floor Landing

5'10" x 2'3" approx (1.8m x 0.7m approx)

Carpeted flooring, ceiling light, stairs to the second floor and doors to:

### Bedroom 2

9'2" x 11'8" approx (2.8m x 3.57m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, gas heater, understairs storage cupboard.

### Bedroom 3

9'8" x 10'5" approx (2.97m x 3.18m approx)

UPVC double glazed French door opening to the balcony area, carpeted flooring, ceiling light, two large built-in storage cupboards.

### Balcony

The outdoor balcony is above the bathroom and has rubberised flooring and a wooden balustrade around.

### Second Floor

#### Bedroom 1

13'1" x 11'11" approx (4m x 3.65m approx)

Wooden Velux window, carpeted flooring, ceiling light, radiator and gas heater.

#### Outside

The property sits back from the road behind a brick wall and metal gate with a patio area in front.

Shared patio area to the rear which is open to next door, ideal for al-fresco living, access for bins down the left hand side.

### Directions

8893AMJG

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

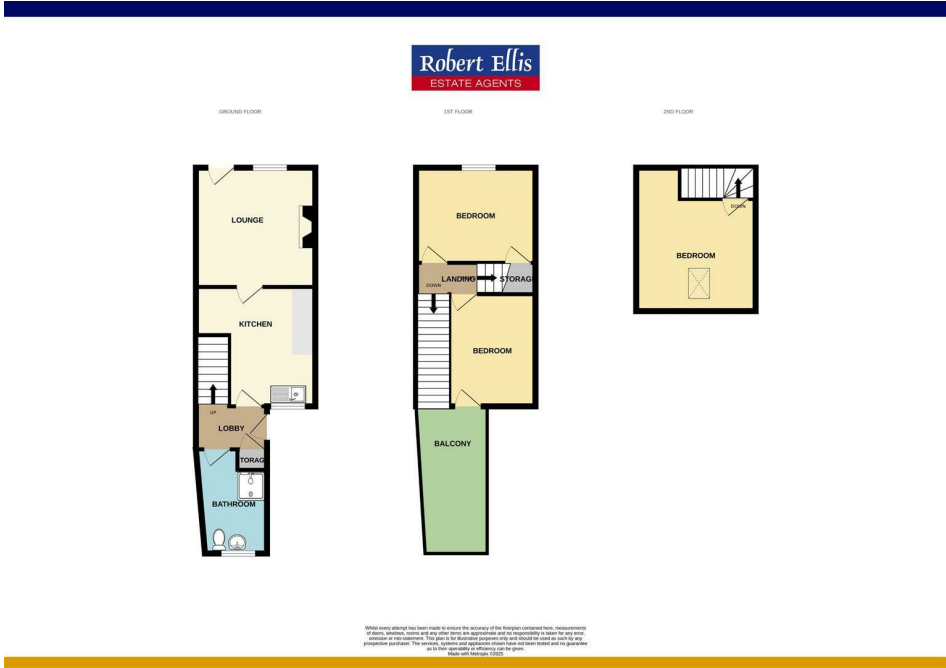
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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 <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		
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.