



Stevens Lane,
Breaston, Derbyshire
DE72 3BW

£275,000 Freehold



A FANTASTIC OPPORTUNITY TO PURCHASE A DETACHED BUNGALOW THAT OFFERS EXCELLENT POTENTIAL TO UPGRADE THROUGHOUT AND CREATE YOUR DREAM HOME IN A VERY DESIRABLE LOCATION.

Robert Ellis are delighted to bring to the market this two bedroom detached bungalow located in the sought after village of Breaston. The property is offered for sale with no upward chain and would appeal to a variety of buyers. The entrance door opens into the hallway and provides access to all rooms. The living room is a good size with a window overlooking the front garden. The dining kitchen is light and airy and well equipped with a door opening to the porch and access to the rear garden. There are two double bedrooms and a bathroom which has a three piece suite.

The generous sized rear garden has a paved patio seating area and a central lawn with well stocked borders and a gate leading to the popular cycle path. There is a well maintained garden to the front and a driveway providing off road parking and access to the single garage.

Breaston village has a number of local shops including a Co-op convenience store, there are three local pubs and a bistro restaurant, if required there are schools for younger children in the village, there are more shopping facilities found in nearby Long Eaton where there are Asa, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, 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.



Storm Porch

Open storm porch with a light, UPVC panel with decorative obscure light panel within and door to:

Entrance Hallway

Coving, radiator and doors to:

Living Room

12'10" x 11'10" approx (3.93m x 3.63m approx)

Double glazed window to the front, coving, gas fire mounted upon a slate hearth, radiator.

Kitchen

11'10" x 9'10" approx (3.61m x 3.02m approx)

UPVC double glazed window to the rear, UPVC panel and obscure double glazed door to the rear porch, range of wall, base and drawer units with tiled work surface over, tiled splashback, 1½ bowl stainless steel sink and drainer, integrated double electric oven, integrated four ring gas burner with extractor over, space for an under counter fridge, coving, radiator and tiled floor.

Rear Porch

11'11" x 5'6" approx (3.65m x 1.69m approx)

A brick course with UPVC double glazed windows, UPVC double glazed sliding patio door to the rear, polycarbonate roof, power and plumbing and space for an under counter washing machine with a laminate work surface over.

Bedroom 1

12'10" x 9'6" approx (3.93m x 2.91m approx)

Double glazed window to the front, coving, fitted bedroom furniture including a wardrobe with hanging rail and shelves, dressing table and a radiator.

Bedroom 2

11'7" x 9'6" approx (3.55m x 2.91m approx)

Single glazed timber frame window to the rear, radiator and fitted bedroom furniture including wardrobes with hanging rail and shelves, airing/storage cupboard with shelves and housing the Worcester Bosch boiler.

Bathroom

7'4" x 6'1" approx (2.24m x 1.86m approx)

Obscure UPVC double glazed window to the side, loft access hatch, three piece suite comprising of a bath with electric Mira Advance shower over, low flush w.c., vanity wash hand basin, tiled walls, radiator, wall mounted Dimplex electric heater.

Outside

The garden to the front is laid mainly to lawn, low level wall to the boundary, wrought iron gate, block paved driveway providing off road parking for approx. 2 vehicles and giving access to the garage.

The rear garden is split level with the lower level having a block paved patio area continuing around the property, wrought iron gate providing access to the front. Low level brick wall with steps leading to the upper level which is mainly lawned, greenhouse and fencing to the boundaries. Gated access to a cycle path at the rear.

Garage

19'1" x 11'3" approx (5.84m x 3.45m approx)

Up and over door, power and light, personal access door, gas meter, shelving, single glazed window overlooking the garden.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Proceed for some distance and Stevens Lane can then be found as a turning on the left hand side.

8935AMMH

Agents Notes

There are AI photos on this property.

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 49mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding

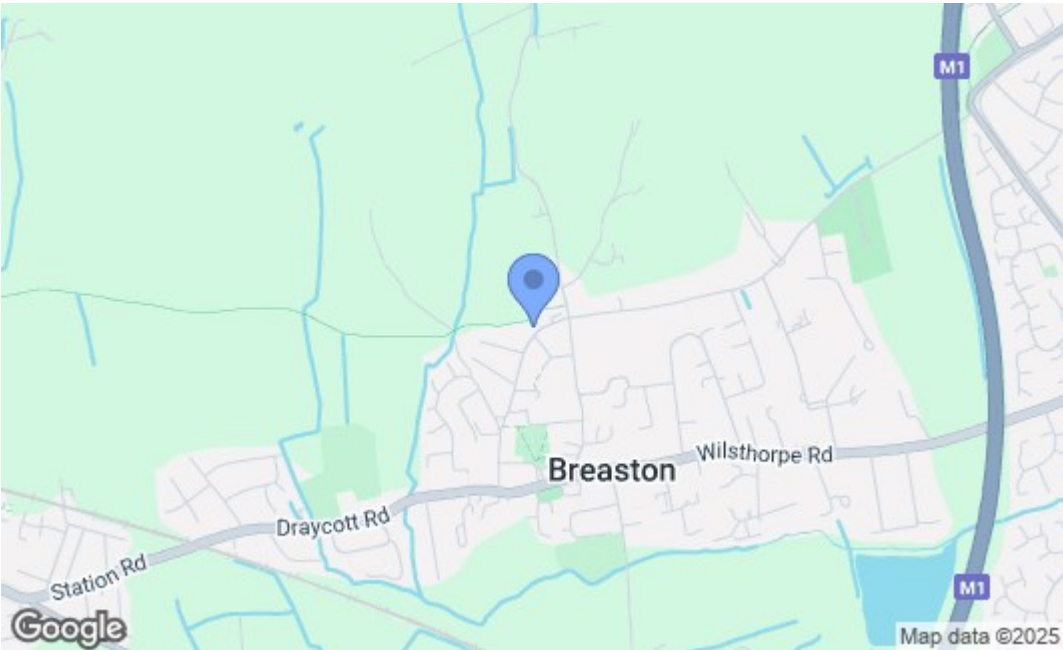
Flood Defenses – No

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	61	
(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.