



Breedon Street,  
Long Eaton, Nottingham  
NG10 4EW

**£260,000 Freehold**



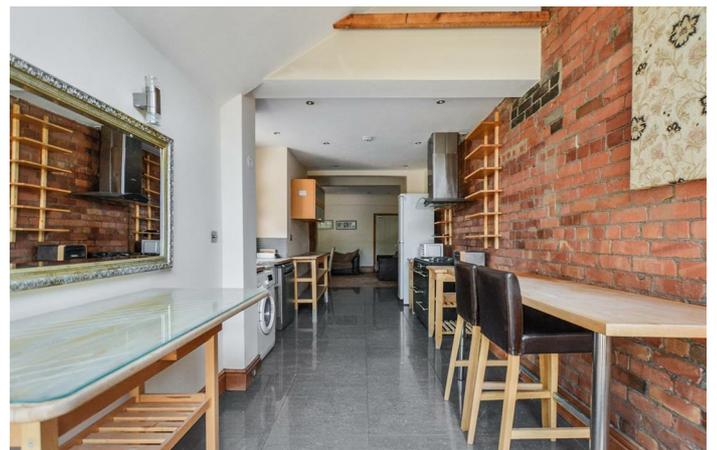
AN ATTRACTIVE AND SUBSTANTIAL FOUR BEDROOM SEMI-DETACHED EDWARDIAN PROPERTY CLOSE TO THE HEART OF LONG EATON WHICH COULD BE A LOVELY FAMILY HOME OR HMO

It indeed provides Robert Ellis with much pleasure to be asked to market this substantial Edwardian semi-detached property which is situated on Breedon Street with a loft room. The property offers spacious accommodation which is arranged on three levels and for the full extent of the size of the rooms that are included to be appreciated, it is strongly recommended that all interested parties do take a full inspection so they can see the full extent of the property for themselves. The property stands back from the road with off road parking for one vehicle to the front. With a show-stopping open plan 35ft kitchen with wooden bi-folding doors opening to the garden with glass to the apex. The property is also bursting with period features such as stained glass windows, Minton tiled entrance hall, panelled staircase with runner. There are currently two bedrooms with en-suite shower rooms and the remaining two bedrooms have use of the shower wet room and separate W.c. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have made this an extremely popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and from being double glazed. The accommodation includes a reception hallway with feature 'Minton' tiled flooring, front lounge which is currently a bedroom with it's own en-suite shower room.

A separate dining room which could also be used as a second sitting room and this leads through into the superb open plan kitchen. To the first floor there is a landing area which leads to the three double bedrooms, wet room and separate W.c. One of the bedrooms has an en-suite shower room. There is also a door with a staircase leading to another room which is extremely large and could be used as the master suite. The property has been designed to take full advantage of the outside living space available and at the rear there is a landscaped garden area which has been designed to use throughout the year and includes a number of seating areas, lighting to show various features, a covered open area with further seating and leading to a log store/storage area which like the rest of the property must be viewed by all interested parties to be appreciated.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway, there is the latest extension to the Nottingham tram system which terminates in nearby Toton and there is the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



### Entrance Hall

3'10" x 12'10" approx (1.17m x 3.91m approx)

To the front there is an original wooden panelled front door with stained glass, stained glass sash window to the side and stained glass semi-circle window above the door, original Minton tile floor, feature panelled staircase with ornate balustrade, large under-stairs cloaks cupboard, radiator in decorative housing, recessed ceiling spotlights, cornice and coving. This leads to the first downstairs bedroom and the dining room which opens to the kitchen.

### Downstairs Bedroom 1

12'11" x 8'8" approx (3.94m x 2.64m approx)

uPVC double glazed window to the front, wooden floorboards, ceiling light, original cast iron fireplace with a tiled hearth, coving, TV point and picture rail which then has a door to the en-suite shower room.

### En-Suite Shower Room

8'2" x 2'4" (2.51 x 0.72)

Vinyl flooring, WC, pedestal sink, chrome towel radiator, extractor, enclosed shower unit with glass doors which has an electric shower, coving.

### Dining Room

12'0" x 13'3" approx (3.66m x 4.04m approx)

With uPVC double glazed window to the rear, wooden exposed floorboards, recessed ceiling spotlights, coving, picture rail, TV point and feature fireplace with slate surround, cornice to the wall and two wall lights. This is open to the large breakfast kitchen.

### Breakfast Kitchen

34'5" x 9'7" (10.5 x 2.93)

The open-plan kitchen has a number of free-standing wooden block units. Wooden bi-fold doors to the rear garden with glass panels to the apex, tiled flooring, uPVC double glazed window to the rear with a wooden stable-style door to the rear side, ceiling spotlights, with a large in-built pine pantry cupboard with Range cooker, modern extractor above the cooker, treated exposed brick wall to one wall, beams to the ceiling, Belfast inset sink with space for washing machine, space for dishwasher and a cupboard housing the combination boiler.

### First Floor Landing

22'11" x 2'1" (6.99 x 0.66)

Carpeted flooring, ceiling spotlights, radiator which has doors to three bedrooms and shower room, separate WC and door to the second floor bedroom with original cornice and ornate archway.

### Rear First floor Bedroom 2

9' x 12' approx (2.74m x 3.66m approx)

uPVC double glazed window to the rear, ceiling light, radiator, carpeted flooring, original cast iron fireplace, in-built storage cupboard. With door to the:

### Separate WC

4'7" x 2'11" (1.4 x 0.9)

uPVC double glazed window to the side, wash hand basin, tiles to the ceiling, ceiling spotlight, WC.

### En-Suite Shower Room

2'7" x 8'3" (0.8 x 2.54)

Vinyl flooring, ceiling spotlights, enclosed shower unit with electric shower above, white splashback tiles, pedestal wash hand basin, chrome towel radiator, WC, extractor fan.

### Front First floor Bedroom 3

12'10" x 8'2" (3.92 x 2.5)

uPVC double glazed window to the front, exposed floorboards, ceiling spotlight, radiator, feature cast iron fireplace with tile hearth.

### Wetroom

5'6" x 5'8" (1.69 x 1.74)

The wet room is fully tiled with tiled heated flooring and tiled walls, mains shower area with a rain shower and a handheld mains fed shower, circular sink set on surface with mixer tap, chrome heated towel rail, opaque upvc double glazed window, recessed spotlights to the ceiling, pine door with two glazed panels inset leading out to the landing.

### Middle Bedroom 4

9' x 11' approx (2.74m x 3.35m approx)

### Second Floor Room

20'9" x 12'10" (6.33 x 3.93)

Velux window to the rear, carpeted flooring, ceiling spotlights, exposed beams and exposed brick walls to both sides.

### Outside

At the front of the property there is a block paved area with inset lighting to the front elevation of the property. There is a gate leading to a path which leads down the side of the property to the main entrance door and then to the rear garden. The landscaped rear garden has been designed to make it unique and has various features. There is a pebbled area and large decking area with LCD lights inset, steps leading to a further decking area with wooden top seating, raised beds to either side of the garden, walk way going over a feature sunken water feature leading to yet a further decking area with more LCD lighting and this in turn leads to the open garden room which goes through to a wood store/storage area. There is a permanent fire pit within the open garden room area with chimney and more external lighting to show off the features of the rear garden.

### Directions

Proceed out of Long Eaton along Derby Road continuing past the church on the corner of College Street and Breedon Street can be found as a turning on the right hand side.

8223JG

### Council Tax Band

Erewash Council tax band B

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps Phone Signal: 02,

Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

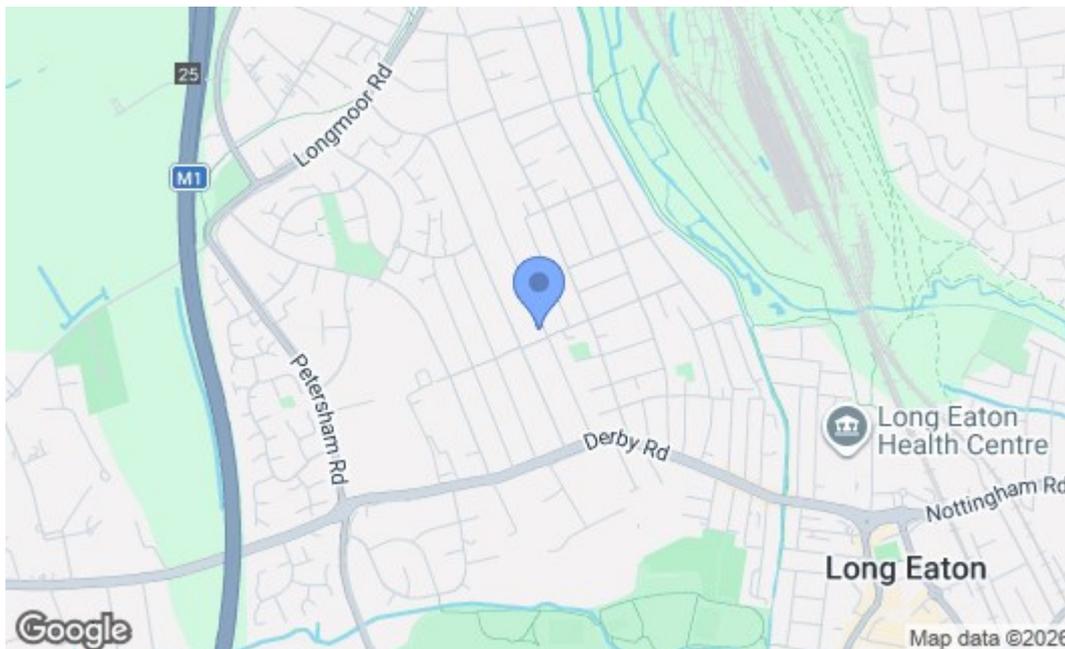
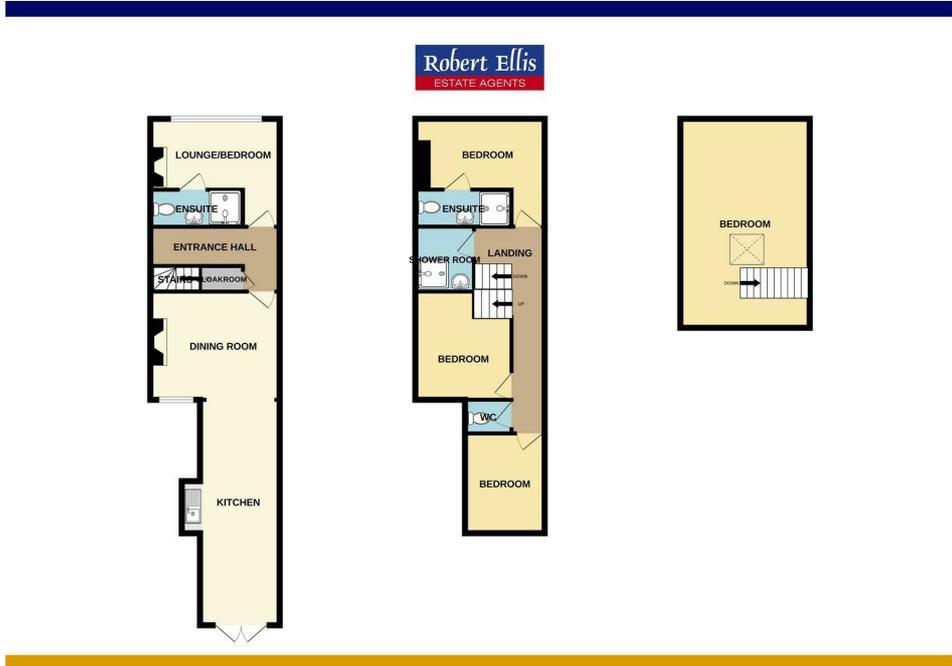
Flood Defences: No

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			76
(55-68) D			
(39-54) E			
(21-38) F		40	
(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.