



Breedon Street,
Long Eaton, Nottingham
NG10 4EU

Price Guide £365-385,000
Freehold



THIS IS AN EXTENDED FIVE BEDROOM DETACHED HOUSE WITH SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WHICH IS POSITIONED ON A LARGE, MATURE PLOT AND NOW PROVIDES A NEW OWNER WITH THE OPPORTUNITY TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Being situated on Breedon Street, this extended property provides a lovely family home which has mature gardens at the rear and provides the potential for someone to purchase the property and then decide what alterations they might want to make to enhance the accommodation that is provided. Since being originally constructed the house has been extended to the side and rear and now provides well balanced ground floor living accommodation and bedrooms to the first floor and for the size and layout of the accommodation and privacy of the mature rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this large home for themselves. The property is well placed for easy access to Long Eaton town centre where there is a wide range of amenities and facilities and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property stands back from the road and is constructed of brick with render to the front elevation under a pitched tiled roof to the main house and the accommodation derives the benefits of having gas central heating and double glazing. Being entered through the open porch and front door, the house includes a reception hall, a lounge with a box bay window to the front, a sitting room which has an adjoining dining area, the breakfast kitchen is now in need of updating works being carried out but is a good size, as people will see when they view, there is a recently re-fitted utility room which has an internal door leading to the garage and off the utility room there is a most useful ground floor shower room/w.c. To the first floor the extended landing leads to the five bedrooms, with there being the potential to create an en-suite between two of the bedrooms and the main bathroom, which over recent years has been updated and has a mains flow shower over the bath. Outside there is a walled area at the front and a drive in front of the integral garage and at the rear there is a long private, mature garden with lawns, a wild garden area at the bottom, mature trees, hedging and fencing to the boundaries and there is a most useful garden room/store and an outside w.c.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl 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 including the West Park Leisure Centre and adjoining playing fields, walks in the nearby picturesque countryside and the 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.



Porch

Open porch with an arched entrance, Minton tiled floor and outside light leading through a UPVC front door with two inset glazed panels with double glazed windows to either side to:

Reception Hall

Stairs with a balustrade and a cupboard under which houses the electric and gas meters and electric consumer unit, has a double glazed window to the side and a light, radiator, two wall lights, vinyl flooring and Georgian glazed doors leading to the lounge and sitting room.

Lounge

11'5" x 10'7" plus bay approx (3.48m x 3.23m plus bay approx)

Double glazed box bay window to the front, four burner gas fire (not tested) set in a stone fireplace with a quarry tiled hearth, beams to the ceiling and a radiator.

Sitting Room

12' x 11'4" approx (3.66m x 3.45m approx)

The sitting room has an adjoining dining area and within the room there is an open fireplace with a feature brick surround and a quarry tiled hearth with plinths to either side, feature vertical radiator, beams to the ceiling, double fitted cupboard and display cabinet to one side of the chimney breast, folding door to the kitchen and a step takes you to:

Dining Area

11'8" x 7' approx (3.56m x 2.13m approx)

Double glazed window overlooking the rear garden, recessed lighting to the ceiling and feature vertical radiator.

Breakfast Kitchen

16'10" x 7'5" approx (5.13m x 2.26m approx)

The kitchen is now in need of some updating work being carried out and has wood finished and white gloss units and includes a stainless steel sink with a double cupboard under, a work surface with a corner cupboard below, upright shelved pantry cupboard, space for a fridge/freezer, wooden work surface with cupboards and drawers under, wall mounted boiler, serving hatch from the kitchen to the dining area, double glazed windows to the rear and side, panelling and tiling to the walls, radiator, double wall cupboard in the breakfast area, panelling to the ceiling and plumbing and space for a gas cooker and an automatic washing machine.

Utility Room

7' x 5'3" approx (2.13m x 1.60m approx)

The utility room has been updated over recent years and has a UPVC panelled door leading out to the rear garden and a double glazed window to the rear, a wooden work surface with spaces for an automatic washing machine and tumble dryer below, tiling to the walls by the work surface area, tiled flooring, recessed lighting to the ceiling, radiator and UPVC internal door leading to the garage.

Ground Floor Shower Room/w.c.

7' x 5'3" approx (2.13m x 1.60m approx)

The ground floor shower room has again been updated over recent years and has a walk-in shower with a Mira electric shower and tiling to two walls, pedestal wash hand basin with a mixer tap, low flush w.c., radiator, opaque double glazed window, double mirror fronted cabinet to the wall above the sink, extractor fan, tiling to the walls by the sink and w.c. areas, tiled flooring and an opaque double glazed window.

First Floor Landing

Having a double glazed window to the side, the balustrade continues from the stairs onto the landing and there are panelled doors leading to the bedrooms and bathroom, with the landing extending to the bedrooms which have been created over the garage area.

Bedroom 1

10'7" x 9'7" plus wardrobes approx (3.23m x 2.92m plus wardrobes approx)

Double glazed window to the front, a range of three double wardrobes with cupboards above and a radiator.

Bedroom 2

12'7" x 8'9" approx (3.84m x 2.67m approx)

Double glazed window to the rear, radiator and fitted shelving to one wall.

Bedroom 3

10'6" x 10' approx (3.20m x 3.05m approx)

Double glazed window to the front, radiator and a double wardrobe which could be incorporated into an en-suite shower room between the two bedrooms.

Bedroom 4

10'6" x 8'5" approx (3.20m x 2.57m approx)

Double glazed window to the rear, radiator and a double built-in wardrobe, which as with bedroom 3 could be incorporated into creating an en-suite shower room.

Bedroom 5

7'6" x 6' approx (2.29m x 1.83m approx)

Double glazed window to the front, radiator and fitted shelving to one wall.

Bathroom

The bathroom has been recently re-fitted and has a white suite including a panelled bath with central mixer taps and a mains flow shower over, tiling to two walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and low flush w.c., double mirror fronted cabinet to the wall above the sink, radiator with a chrome towel rail, hatch to the loft, double glazed windows with fitted vertical blinds to the rear and side and recessed lighting to the ceiling.

Outside

There is a wall to the front boundary and a garden area behind with a path leading down the right side of the house to a gate which provides access to the rear garden and a path extends across the front of the house to the driveway in front of the garage.

The rear garden is an important feature with there being a slabbed patio to the immediate rear of the property and a path leads towards the bottom of the garden, there is a large lawn with established borders and planting to the sides, a pond and wild garden towards the bottom of the garden which can be further cultivated as preferred by a new owner as this was where there was originally a vegetable garden, there is a silver birch tree, fencing to the left and rear boundaries and hedge to the right hand side. An outside light and an external tap is provided at the rear of the house.

Garden Store

11'2" x 4' approx (3.40m x 1.22m approx)

This most useful garden room has two sections with a secure UPVC door providing access, there is a double glazed window to the side and lighting and power is provided.

Outside w.c.

Having a white low flush w.c. and secure UPVC panelled door.

Garage

22'9" x 10'7" approx (6.93m x 3.23m approx)

The integral garage has a roller electric door to the front, an internal door leading into the utility room, there is a work bench and power and lighting is provided.

Directions

Proceed out of Long Eaton along Derby Road and after the bend Breedon Street can be found as the second turning on the right hand side.
9343MP

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 8mbps Superfast 66mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

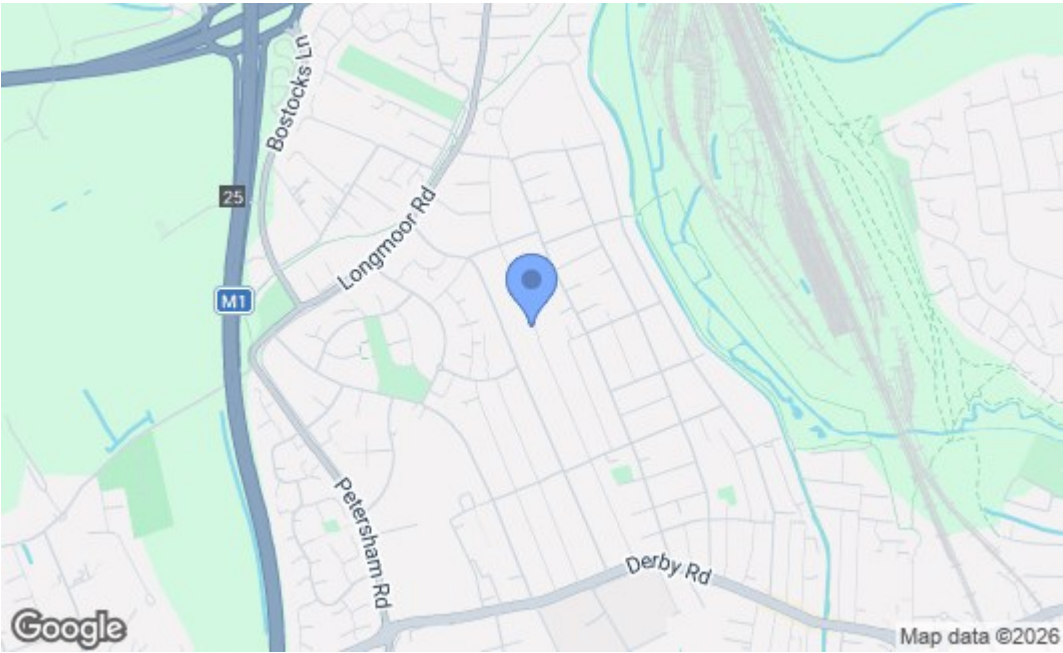
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagame 02/2025



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		
	52	70
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		
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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.