

Fletcher & Company

289 Lambourn Drive, Allestree, Derby, DE22 2UA

Offers Around £365,000

Freehold



- Larger Than Average Detached Bungalow
- Driveway & Garage
- Pleasant Rear Garden with Good Degree of Privacy
- Porch & Hallway
- Guest Cloakroom
- Spacious Lounge & Dining Kitchen
- Garden Room/Bedroom
- Principal Bedroom with En-Suite Shower Room
- Separate Bedroom & Shower Room
- Ecclesbourne School Catchment Area





Summary

A larger than average, three bedroom, en-suite detached bungalow with garage, occupying a quiet cul-de-sac location in popular Allestree.

The property is extremely spacious and well-proportioned with double glazing and gas central heating and comprises entrance porch, inner hall, fitted guest cloakroom, spacious lounge with feature fireplace, dining kitchen, garden room/bedroom, principle bedroom with en-suite shower room, further bedroom and separate shower room.

The property occupies a good sized plot set back behind a low maintenance garden and driveway providing ample off-road parking and access to an integral single garage with electric door.

To the rear of the property is an upper level terrace, lower level lawn with well-stocked borders and a pleasant backdrop of mature trees.

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The Location

Allestree is highly desirable suburb of Derby offering an excellent range of amenities with shops along Blenheim Parade, the A6 and Park Farm shopping centre. There is easy access into Derby City centre and a regular bus service running along the A6 between Derby and Belper. Allestree is highly convenient for transport links.

Accommodation

Porch

16'5" x 6'8" (5.01 x 2.04)

A UPVC double glazed entrance door provides access to porch with tiled floor, rear double glazed door to garden and panelled door to fitted guest cloakroom.

Fitted Guest Cloakroom

6'5" x 2'7" (1.96 x 0.81)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, continuation of the tile floor, central heating radiator and double glazed window to front.

Inner Hallway

5'8" x 3'3" (1.73 x 1.00)

With two central heating radiators, recessed ceiling spotlighting, access to loft space and twin panelled doors to airing cupboard/cloakroom.

Lounge

20'10" x 11'9" (6.37 x 3.60)

Featuring a fireplace with decorative wooden surround, raised hearth and log effect electric fire, two central heating radiators and double glazed window to front.



Spacious Dining Kitchen

17'6" x 11'5" (5.34 x 3.50)

Comprising an L-shaped granite worktop with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with extractor hood over and built-in oven beneath, integrated dishwasher, space for fridge freezer, two central heating radiators, feature tile flooring, recessed ceiling spotlighting and double glazed windows to side and front.



Principle Bedroom

11'0" x 10'4" (3.36 x 3.17)

Having a central heating radiator, built-in wardrobes with sliding mirrored doors and double glazed window to rear.



Well-Appointed En-Suite Shower Room

6'1" x 5'6" (1.87 x 1.69)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle with Mira shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



Bedroom Two/Garden Room

14'4" x 10'2" (4.38 x 3.11)

With central heating radiator and double glazed French doors to garden.



Bedroom Three

9'4" x 9'2" (2.86 x 2.80)

Having a central heating radiator, fitted wardrobe with sliding mirrored door and double glazed window to rear.



Shower Room

8'0" x 5'6" (2.44 x 1.68)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, spacious walk-in shower cubicle, chrome tower radiator, recessed ceiling spotlighting and double glazed window to side.



Outside

To the rear of the property is a very pleasant south -east facing garden with upper level patio ideal for outdoor dining. There is a covered bin/storage area. Steps lead down to a gently sloping lawn with herbaceous/woodchip borders containing plants and shrubs. The garden is enclosed by timber fencing. The rear elevation also benefits from an owning with a pleasant backdrop of mature trees. To the front of the property is a landscaped fore-garden with stone edged pebble borders containing plants and shrubs. There is a tarmac driveway providing off road parking and access to an integral single garage.



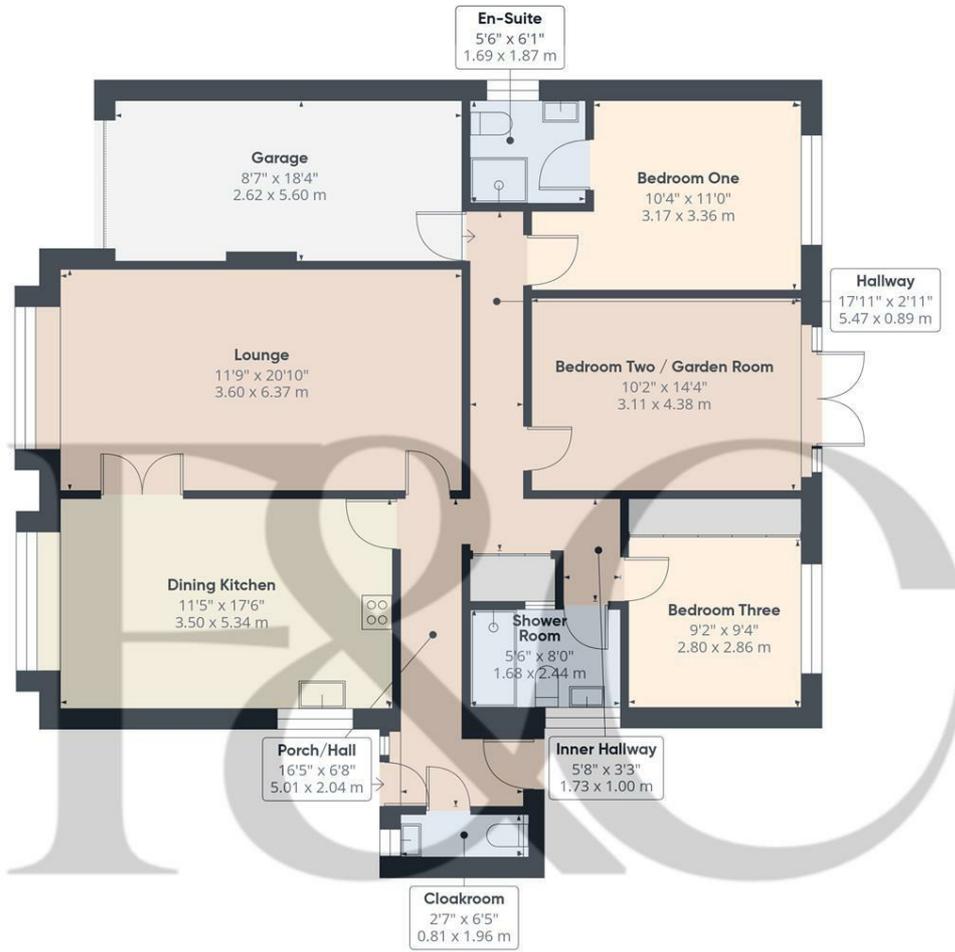
Garage

18'4" x 8'7" (5.60 x 2.62)

With power, lighting, electric door, appliance spaces suitable for washing machine and tumble dryer and wall mounted gas fired boiler.

Council Tax Band D





Approximate total area⁽¹⁾

1262 ft²

117.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	