

144 Lambourn Drive, Allestree, DE22 2US

Offers In The Region Of £330,000

Freehold



- Three Bedroom Detached Home Close to Allestree Park
- Recently Redecorated Throughout
- Fitted Kitchen With Space For Appliances
- Spacious Lounge/Dining Room
- Family Bathroom
- Driveway & Garage
- Generous Private Rear Garden
- Popular Allestree Location
- Within Catchment of Ecclesbourne School
- No Upward Chain





Summary

Nestled in the popular Allestree area of Derby and within catchment of Ecclesbourne School, this recently redecorated three bedroom detached house offers a comfortable and well-presented home for families or professionals alike.

The ground floor comprises a welcoming entry and hallway, a fitted kitchen with gas hob and oven, space for other appliances and a spacious lounge/dining room, offering excellent space for both relaxing and entertaining. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a garage and driveway providing off-road parking, along with a generous, private rear garden.

Allestree is a highly sought-after suburb of Derby, offering excellent local amenities, well-regarded schools and easy access to Allestree Park, along with strong transport links into Derby city centre.

F&C

The Location

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. This property also falls within the catchment area for the noted Ecclesbourne School in Duffield.

Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

Accommodation

Ground Floor

Porch

5'10" x 3'9" (1.78 x 1.15)

A UPVC double glazed entrance door provides access to the porch with double glazed window to side.

Lounge/Dining Room

24'4" x 10'9" (7.44 x 3.28)

Having a feature fireplace, central heating radiator and stylish floor to ceiling central heating radiator, inner hallway with staircase to first floor and double glazed French doors to the garden.



Kitchen

9'11" x 8'5" (3.03 x 2.57)

Comprising a stylish worktop with matching upstands, inset sink unit, gloss finish base cupboards and drawers, gas hob and splashback with extractor hood over, built-in oven, appliance space suitable for fridge freezer and washing machine and double glazed window to rear.



First Floor Landing

6'3" x 2'11" (1.92 x 0.90)

With feature balustrade and double glazed window to side.

Bedroom One

13'5" x 10'6" (4.10 x 3.22)

Having a central heating radiator and double glazed window to front.



Bedroom Two

10'8" x 10'7" (3.26 x 3.24)

With central heating radiator and double glazed window to rear.



Bedroom Three

9'8" x 8'0" (2.95 x 2.45)

Having a central heating radiator and double glazed window to front.



Bathroom

8'1" x 7'10" (2.48 x 2.41)

Having a white suite comprising low flush WC, vanity unit wash handbasin with storage beneath, panelled bath with shower over, chrome towel rail/radiator and two double glazed windows to rear.

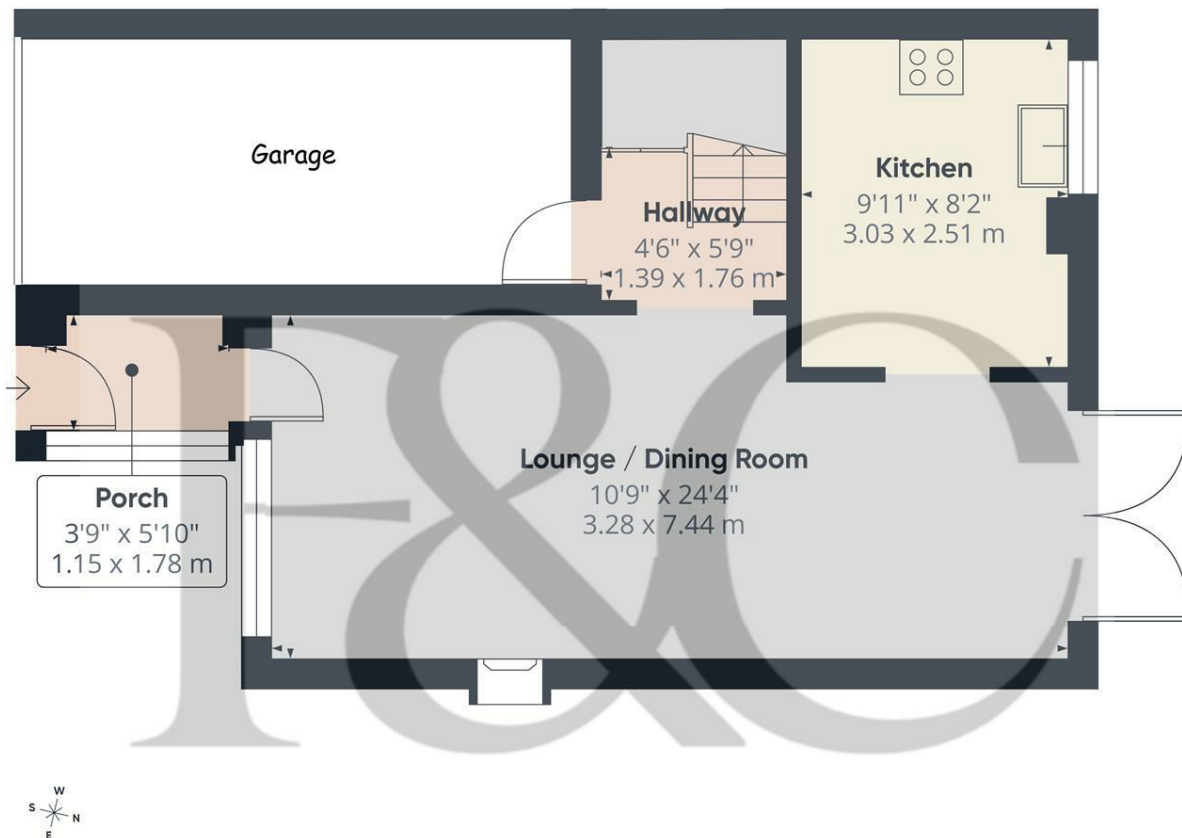


Outside

The property benefits from a good sized driveway to the front providing ample off-road parking and access to an integral single garage. To the rear of the property is a patio area with steps leading up to a lawn bounded by timber fencing.



Council Tax Band C



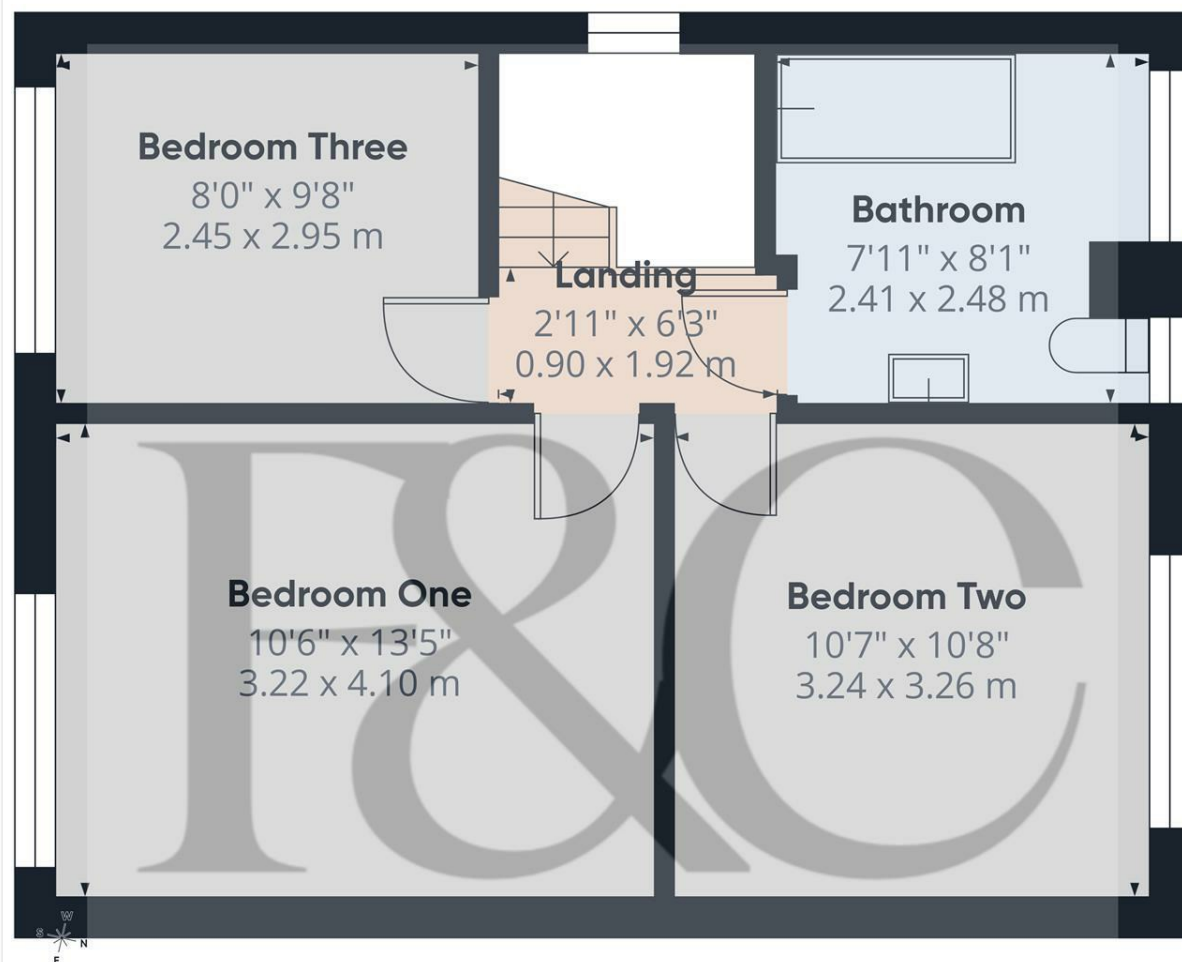
Floor 0

Approximate total area⁽¹⁾
399 ft²
37 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



Floor 1

Approximate total area⁽¹⁾
413 ft²
38.4 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



Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

144 Lambourn Drive
Allestree
DE22 2US

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	