

# Fletcher & Company

128 Lambourn Drive, Allestree, Derby, DE22 2UT

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Offers Around £389,950

Freehold

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- Ecclesbourne School Catchment Area
- Good Sized Gardens to Both Front & Rear
- Extensive Driveway & Tandem Garage
- Entrance Hall, Fitted Guest Cloakroom & Pantry
- Lounge, Dining Room & Fitted Kitchen
- Four Bedrooms & Fitted Bathroom
- Close to Shops & Facilities
- Parks Within Easy Reach
- Close to Excellent Transport Links
- Viewing Recommended





## Summary

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ECCLESBOURNE SCHOOL CATCHMENT AREA - This is a tastefully presented, four bedroom, detached residence occupying a good sized plot on Lambourn Drive in popular Allestree.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, pantry, spacious full width lounge, separate dining room and fitted kitchen with built in appliances. The first floor landing leads to four bedrooms and well-appointed bathroom.

To the rear of the property is a pleasant garden with patio. To the front is a good sized lawned fore-garden with extensive driveway providing ample off-road parking and access to a tandem garage.

The property also benefits from cavity wall insulation.

# F&C

### **The Location**

The property is within the noted Ecclesbourne School catchment area and also benefits from a choice of primary schools locally. The property is within easy reach of a nearby shop and there are further facilities along the A6, Blenheim Parade and Park Farm shopping centre. There is easy access into Derby City centre and excellent transport links. A selection of parks are also within easy reach.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

16'10" x 5'9" (5.15 x 1.76)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.



##### **Fitted Guest Cloakroom**

6'11" x 3'6" (2.11 x 1.08)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and double glazed window to side.

##### **Pantry**

7'10" x 3'8" (2.41 x 1.12)

With shelving.

## Spacious Lounge

21'5" x 11'11" (6.54 x 3.65)

With feature electric fireplace, two central heating radiators, decorative coving, double glazed window and matching patio doors to rear.



**Separate Dining Room**

12'11" x 7'11" (3.95 x 2.43)

With central heating radiator and double glazed window to front.



## **Kitchen**

12'11" x 6'11" (3.94 x 2.12)

Comprising marble effect worktops with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards including china display cabinets, induction hob with built-in oven beneath, integrated fridge, freezer, dishwasher, washing machine and tumble dryer, central heating radiator, decorative coving, double glazed window to front and double glazed door to side.



## **First Floor Landing**

5'10" x 4'9" (1.80 x 1.46)

With airing cupboard housing the recently fitted combination boiler and access to loft space boarded for storage with pull down ladder, light and insulation.

### Bedroom One

11'9" x 10'9" (3.59 x 3.30)

Having a central heating radiator, comprehensive range of fitted furniture including wardrobes, overhead storage and bedside shelving and double glazed window to rear.



### Bedroom Two

10'3" x 9'0" (3.13 x 2.76)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

9'10" x 8'4" (3.02 x 2.56)

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



### **Bedroom Four**

13'3" x 8'0" (4.04 x 2.45)

With central heating radiator, free standing wardrobe included in the sale and double glazed window to front.



### **Well-Appointed Bathroom**

7'4" x 6'11" (2.24 x 2.12)

Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, jacuzzi bath with shower over, chrome towel radiator, underfloor heating and double glazed window to side.



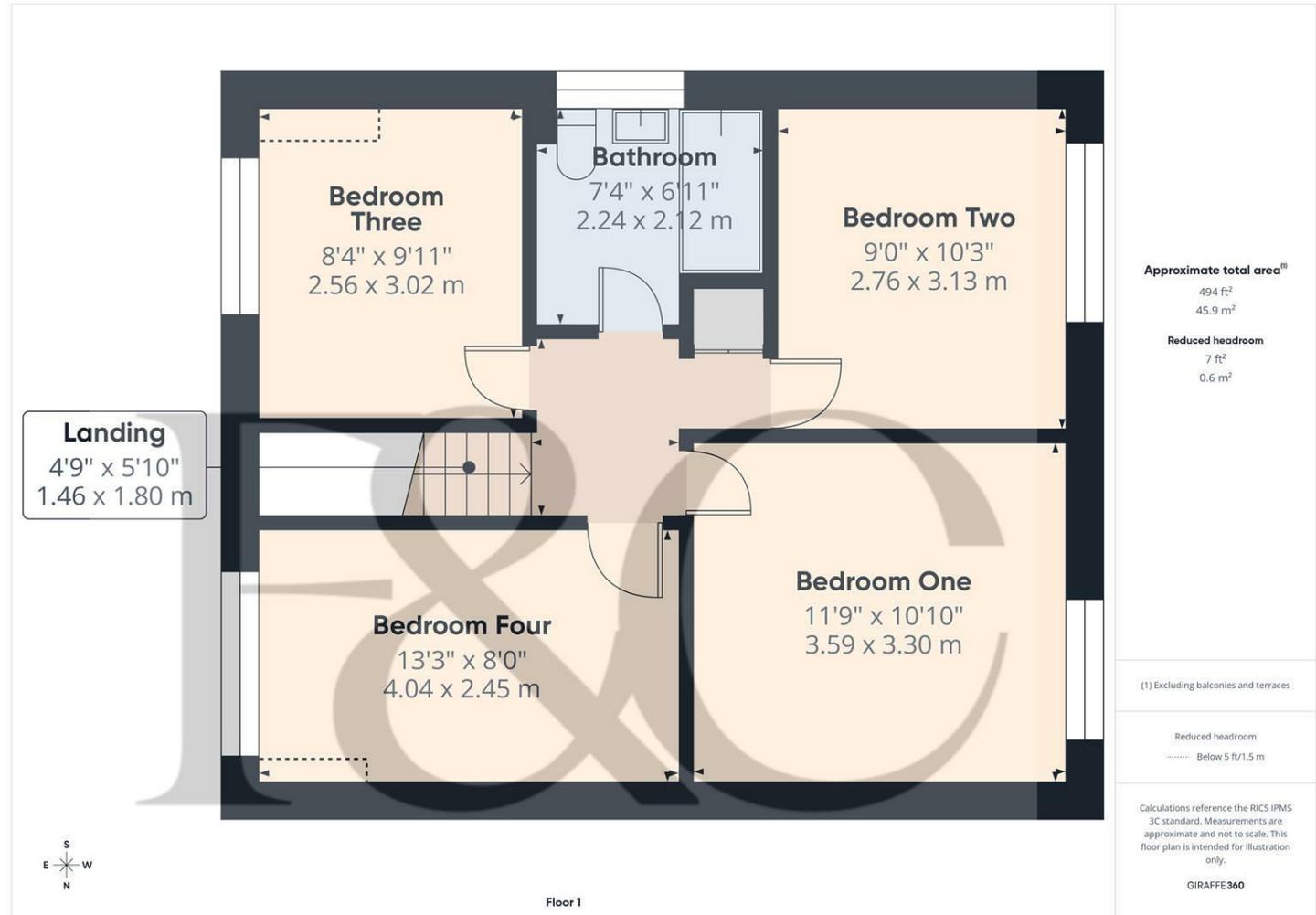
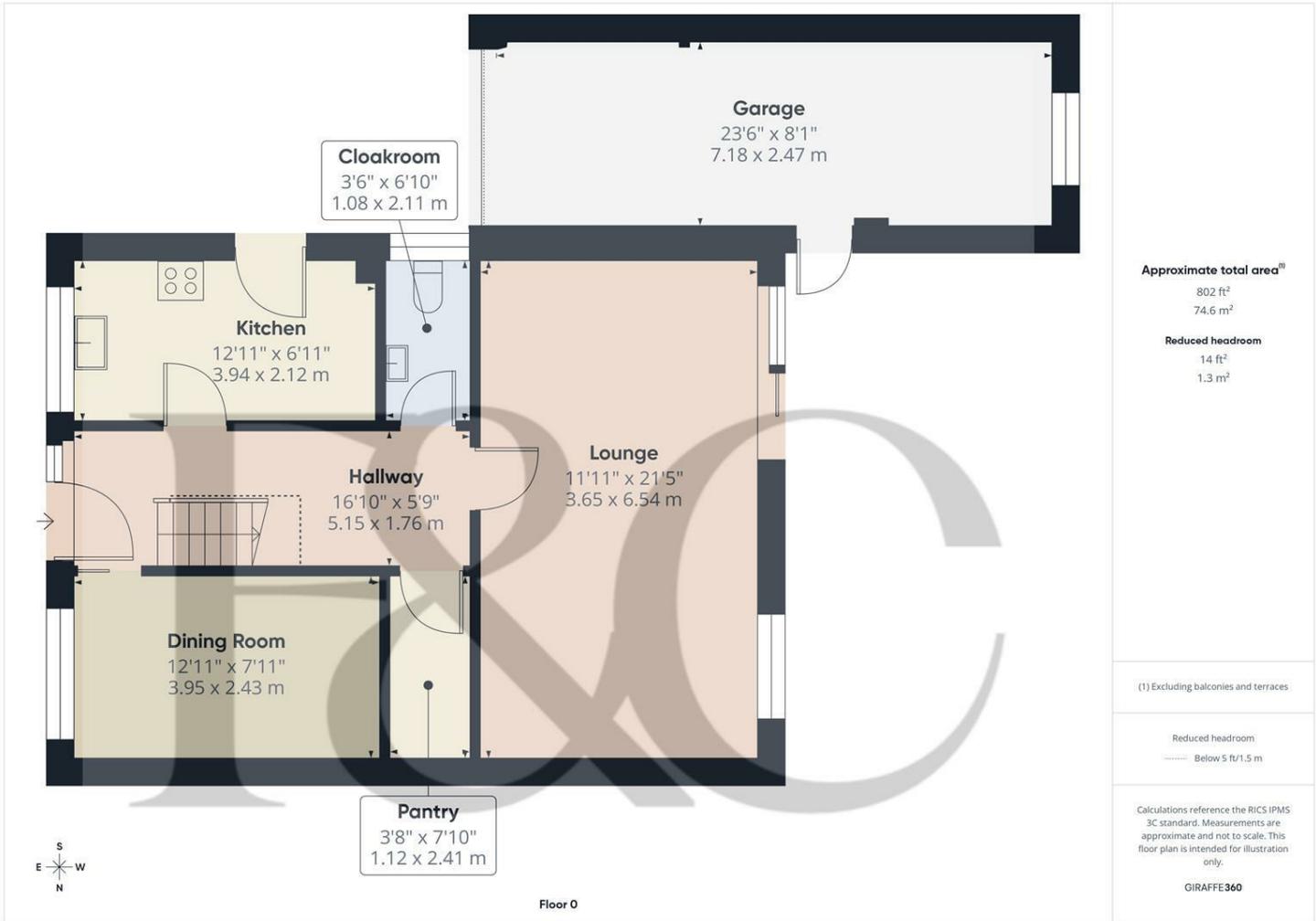
## Outside

The property is set well back from Lambourn Drive with an extensive fore-garden, block paved driveway providing parking for multiple vehicles and access to a tandem garage.

To the rear of the property is a very pleasant garden with block paved patio, stone edged borders, lawn, a selection of plants and shrubs and pleasant open outlook.



**Council Tax Band D**





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128 Lambourn Drive  
Allestree  
Derby  
DE22 2UT

Council Tax Band: D  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	