



## 9 Main Street, Derby, DE74 2RH

**Asking Price £795,000**

Located on Main Street in the sought-after village of Lockington, Derbyshire, this substantial six-bedroom detached residence offers spacious and versatile accommodation arranged over three floors, well suited to family living.

The property occupies a prominent position and benefits from an electric gated driveway to the side, providing ample off-road parking and access to a detached double garage.

Internally, the accommodation is well proportioned throughout. The main lounge is spacious yet comfortable, finished with neutral décor and fitted carpeting, and leads through to an impressive oak-framed conservatory. The conservatory is flooded with natural light, benefits from underfloor heating and features wrap-around bi-fold doors opening directly onto the garden, creating an excellent indoor-outdoor living space suitable for year-round use.

The kitchen forms the hub of the home and is generously sized, featuring a dining area, a central island and a feature fireplace. French doors provide direct access to the rear garden, further enhancing the flow between the internal living space and the outdoor area.

### Entrance Hallway 15'7 x 14'0 (4.75m x 4.27m)



A large and welcoming entrance hallway creating an immediate sense of space on entry. The hallway features oak stairs leading to all floors and provides access to the principal ground floor rooms.

### Cloakroom/WC 5'5 x 8'3 (1.65m x 2.51m)

A convenient downstairs cloakroom fitted with a WC and wash hand basin.

### Dining Room 10'6 x 14'0 (3.20m x 4.27m)

Spacious dining room providing a formal space for family get togethers.

### Lounge 14'7 x 18'0 (4.45m x 5.49m)

A spacious yet cosy reception room, finished with neutral décor and fitted carpeting. The room features a log burner, creating a warm and inviting focal point.

### Oak-Framed Conservatory 14'9 x 9'8 (4.50m x 2.95m)



Accessed from the lounge, the impressive oak-framed conservatory is flooded with natural light and benefits from underfloor heating. Wrap-around bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor living space suitable for year-round use.

### Kitchen/Dining Room 12'7 x 12'3 + 11'6 x 12'3 (3.84m x 3.73m + 3.51m x 3.73m)



The kitchen forms the heart of the home and is generously proportioned, featuring a central island, a range of integrated appliances, a dedicated dining area and a feature fireplace. French doors lead directly out to the garden, enhancing the connection between the internal living space and the outdoor area.

### Utility Room 6'7 x 14'0 (2.01m x 4.27m)

Providing space for a washer and dryer, work surfaces, eye level and base level units.

### First Floor Landing

A spacious landing providing access to the bedrooms and family bathroom. The landing benefits from natural light and oak balustrading, continuing the elegant feel from the ground floor.

### Master Bedroom/En-Suite/Walk in Wardrobe 14'7 x 16'0 (4.45m x 4.88m)



A beautifully spacious master bedroom offering ample space as well as having its own en-suite and walk in wardrobe.

### Bedroom Two 10'7 x 13'7 (3.23m x 4.14m)

A further generous double bedroom also benefitting from its own en-suite.

### Bedroom Three 13'5 x 9'5 (4.09m x 2.87m)



Spacious double bedroom, neutrally decorated and currently being used as a nursery.

### Bedroom Four 10'4 x 9'5 (3.15m x 2.87m)

Currently utilised as a home office, offering flexibility for home working or additional bedroom accommodation.

### Main Bathroom 6'5 x 10'7 (1.96m x 3.23m)



A generously sized family bathroom fitted with contemporary sanitaryware, including a bath with shower over, WC and wash hand basin.

### Second Floor Landing

A landing providing access to the top-floor bedrooms, with storage space and a light, airy feel.

### Bedroom Five 17'5 x 13'7 (5.31m x 4.14m)



A spacious bedroom located on the top floor, ideal for older children or guests.

### Bedroom Six 14'7 x 13'7 (4.45m x 4.14m)



A further well-sized bedroom, offering excellent flexibility of use.

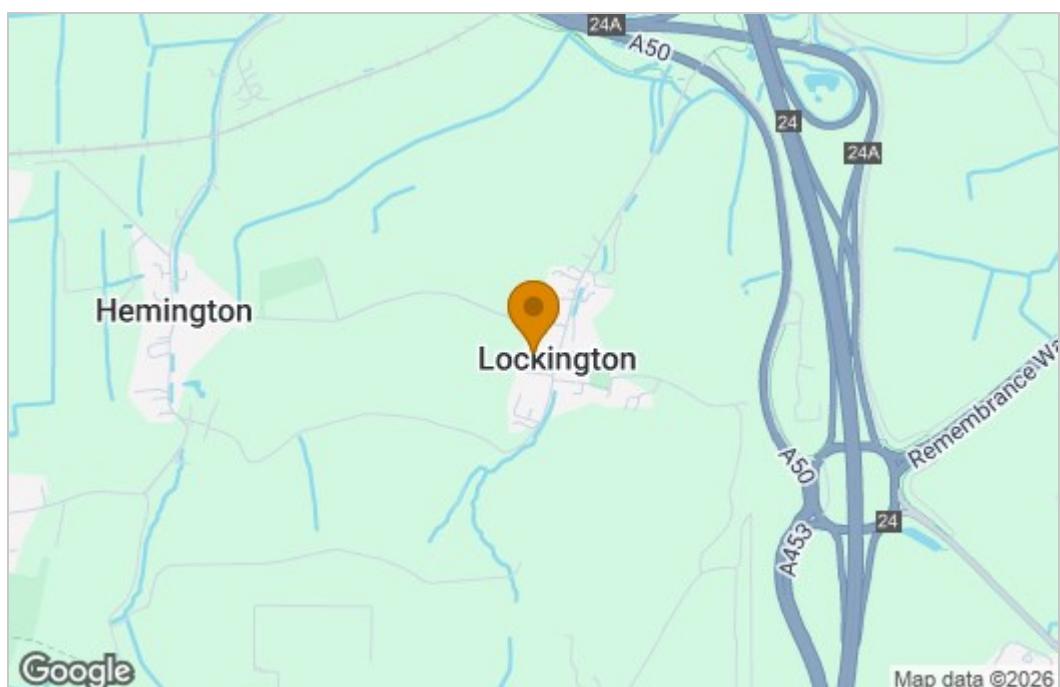
### Outside

The property benefits from a private rear garden. To the side of the house, an electric gated driveway provides ample off-road parking and leads to a detached double garage.

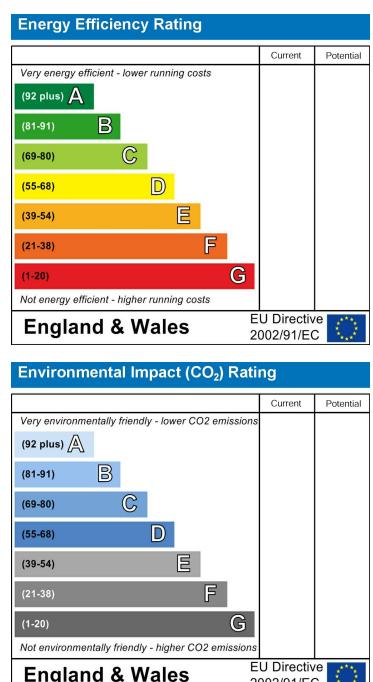
## Floor Plan



## Area Map



## Energy Efficiency Graph



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