



Lambourn Drive
Allestree Derby



Property Description

We are delighted to bring to market this three bedroom, detached bungalow in the heart of Allestree. The bungalow sits back from the road and benefits from have a driveway and garage.

The accommodation and been newly refurbished throughout and briefly comprises lounge, kitchen, three bedrooms, bathroom and shower room.

To the rear of the property is an enclosed garden with lawn, patio and small trees and shrubs.

It is conveniently located as it is within close proximity of local shops, bus routes and transport links.

Entrance Hallway

UPVC double glazed frosted front door, one radiator, vinyl flooring.

Lounge

23' 7" x 12' (7.19m x 3.66m)

Carpeted flooring, two radiator, electric fire and surround, aluminium framed, double glazed sliding doors to the rear elevation.

Kitchen

8' x 11' 10" (2.44m x 3.61m)

Vinyl flooring, matching wall and base units, integral electric oven, electric hob with extractor fan above, stainless steel sink and drainer with mixer tap, one radiator, UPVC double glazed window to the side elevation, UPVC double glazed frosted door to the side elevation, space for a washing machine, dishwasher and fridge-freezer.

Bedroom One

15' 5" x 11' 4" (4.70m x 3.45m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

Bedroom Two

9' 10" x 11' 7" (3.00m x 3.53m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

Bedroom Three

8' 9" x 11' 10" (2.67m x 3.61m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Bathroom

Vinyl flooring, part tiled walls, vanity sink with mixer tap, bath with overhead shower, WC, heated towel rail, UPVC double glazed frosted window to the side elevation.

Shower Room

Vinyl flooring, part tiled walls, Vanity sink with mixer tap, shower cubicle, WC, one radiator, UPVC double glazed frosted window to the side elevation.

Outside

Garage

Up and over door to the front elevation, equipped with lighting and electrics.

Front

Tarmac driveway spanning to the length of the bungalow leading to the garage, lawn area directly in front of the bungalow enclosed by plants and small shrubs.

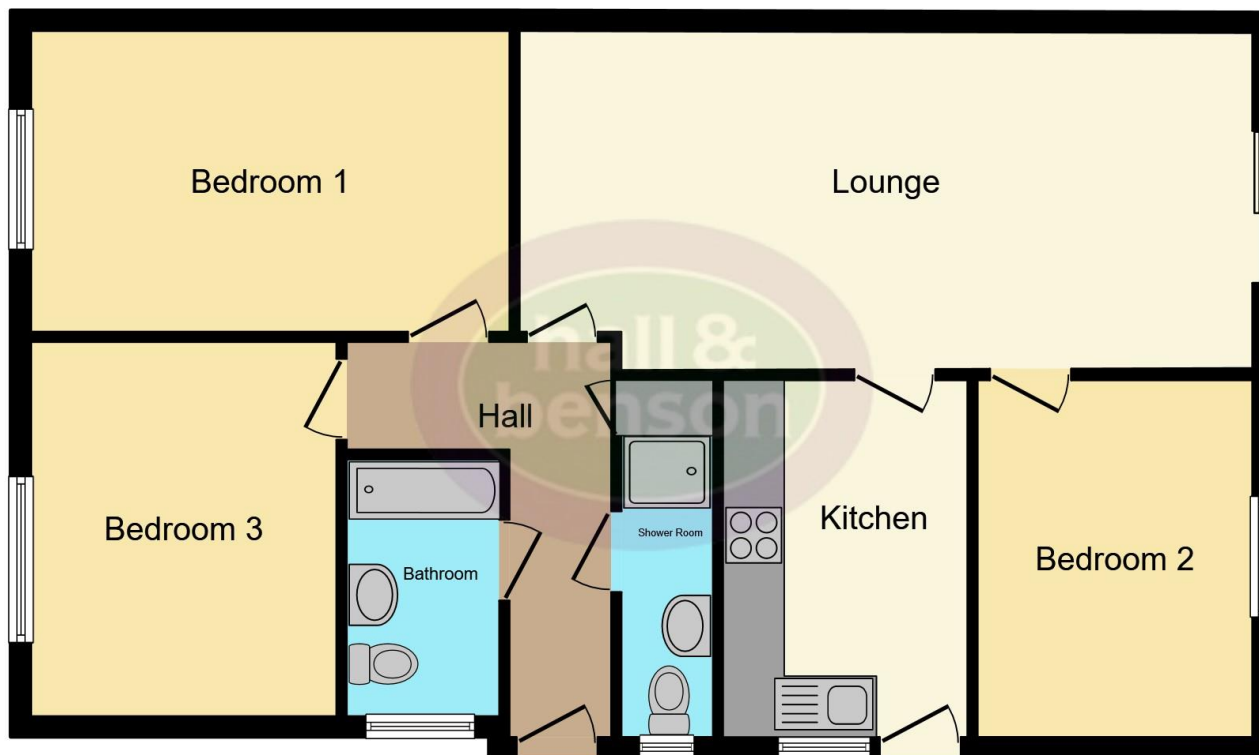
Rear

Paved patio area, lawn with small trees, greenhouse to the side of garden, steps to the back of the garden to access a lower level lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: D

Tenure: Freehold

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