



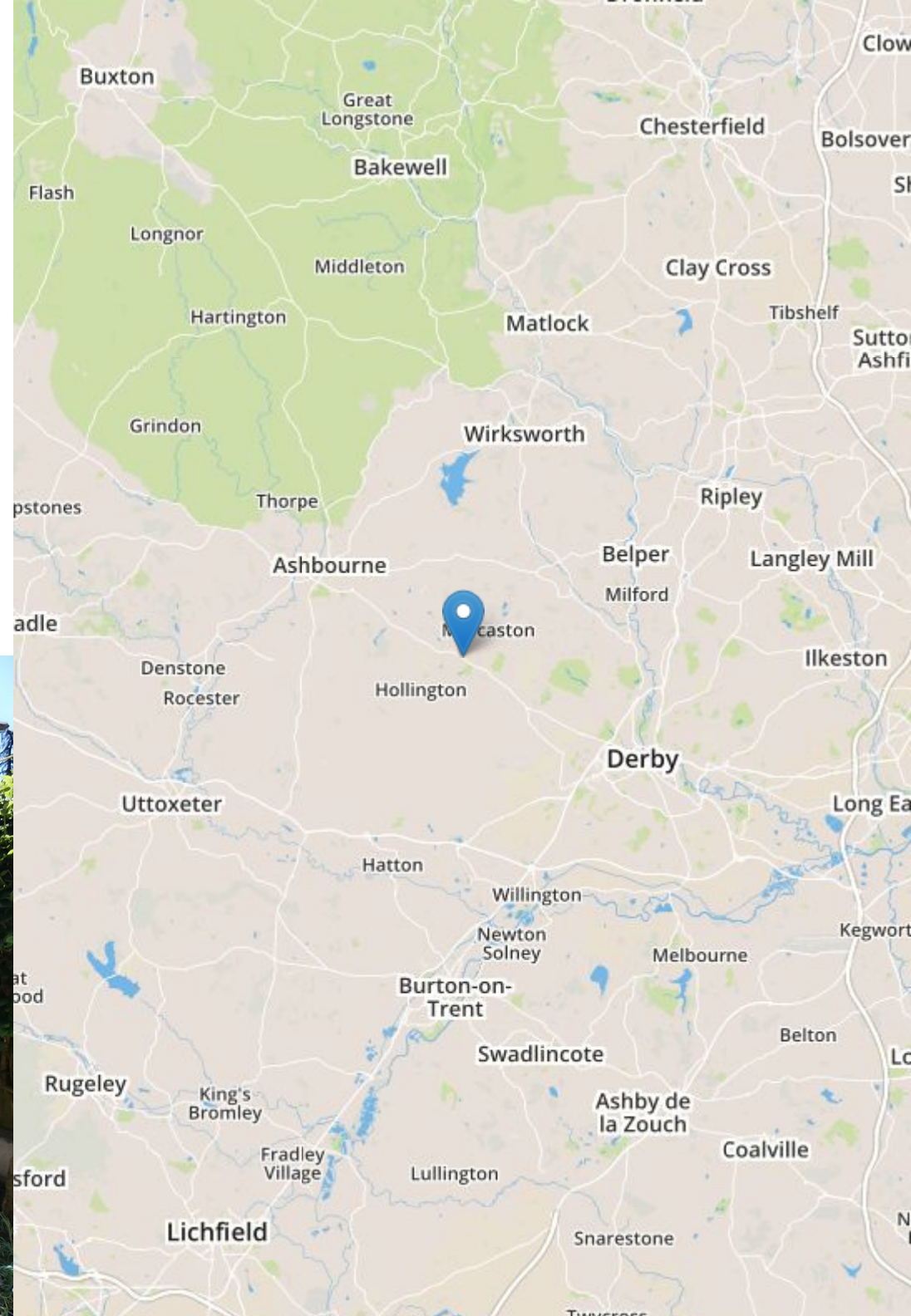
# CORNER FARM, LUKE LANE

BRAILSFORD | DERBY | DE6 3BQ



# OVERVIEW

Abode are delighted to bring to the market this great opportunity in Brailsford. The property briefly comprises an entrance hall, lounge, fitted dining kitchen, two bedroom and a bathroom. Gardens and off road parking, the property is location in the popular village of Brailsford so early viewing is recommended to avoid disappointment.





## ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, radiator and door to the lounge.

## LOUNGE

13' 10" x 9' 10" (4.22m x 3.00m) Double glazed window to the front, radiator, under stairs storage cupboard and door to the kitchen.

## DINING KITCHEN

12' 11" x 9' 3" (3.94m x 2.82m) With fitted wall mounted base and drawer units with work surfaces and sink drainer unit. Space and plumbing for a washing machine and further appliance space. Double glazed window and door on the garden and a radiator.

## FIRST FLOOR LANDING

Double glazed window to the side and doors to -

## BEDROOM 1

13' 0" x 12' 11" (3.96m x 3.94m) Two double glazed windows to the front, radiator, wardrobes and airing cupboard.

## BEDROOM 2

9' 5" x 6' 6" (2.87m x 1.98m) Double glazed window to the rear, radiator and wardrobes.

## BATHROOM

Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and double glazed window to the rear.





## OUTSIDE

To the front of the property there is off road parking and to the rear is a lawn with borders and a patio area.

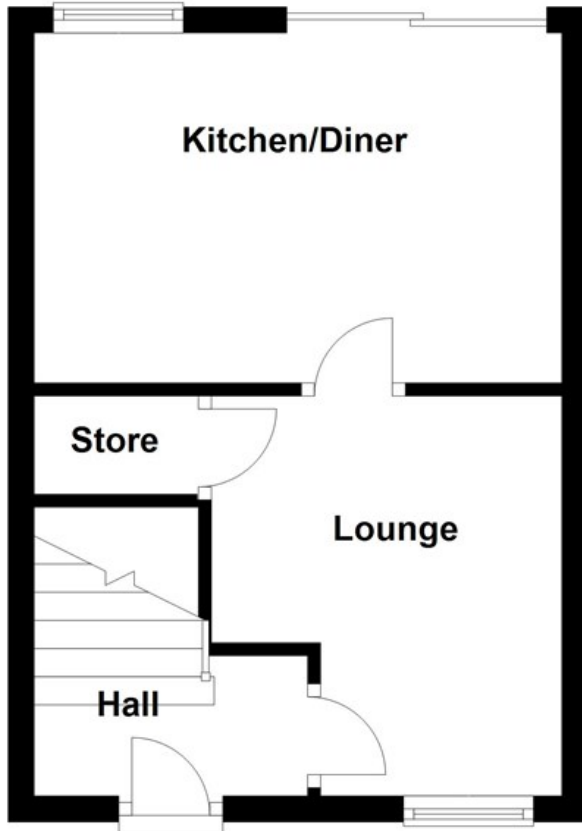






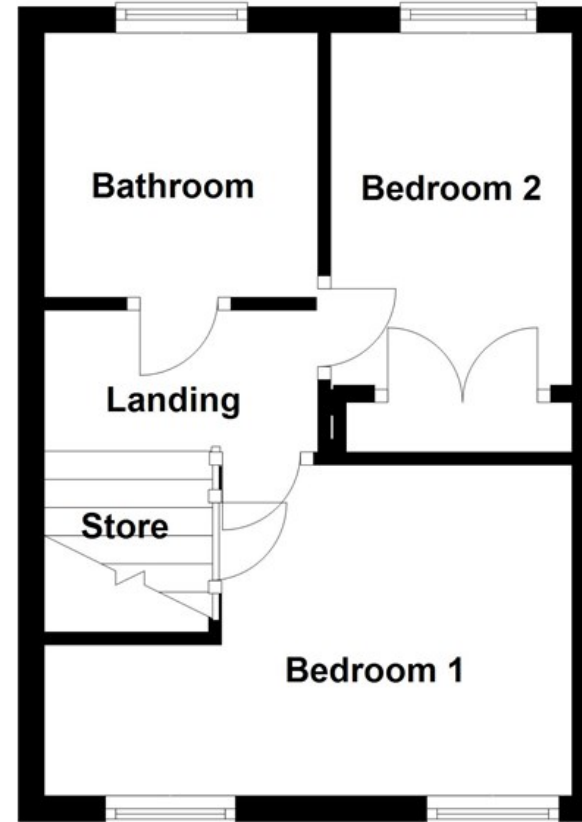
## Ground Floor

Approx. 23.8 sq. metres (256.6 sq. feet)



## First Floor

Approx. 23.8 sq. metres (256.6 sq. feet)



**Total area: approx. 47.7 sq. metres (513.2 sq. feet)**

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.  
Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.