



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: [hannells.co.uk](http://hannells.co.uk)  
 E: [alvaston@hannells.co.uk](mailto:alvaston@hannells.co.uk)  
 T: 01332 573130

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

## Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £175 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

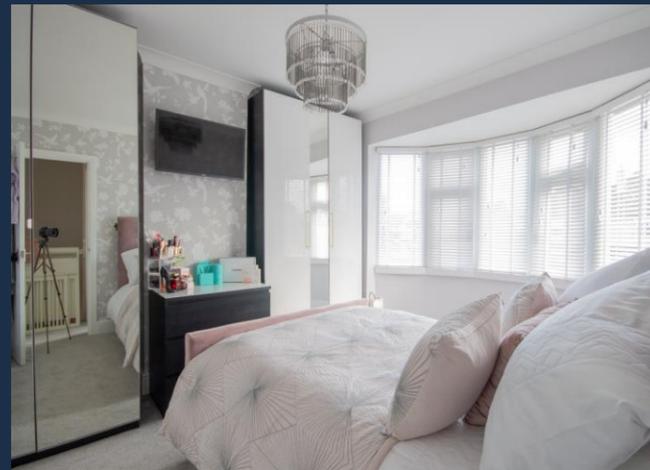
You are NOT obliged to use our preferred partner services.

56 Boulton Lane, Alvaston, DE24 0GE | Offers In Excess Of £230,000 (Freehold)

A rare opportunity to acquire this immaculately presented, five bedroom, semi detached family home, located on Boulton Lane in Alvaston. The property, which is sure to be popular, has been comprehensively refurbished throughout, along with a substantial extension to the side providing ample living space and five spacious bedrooms.

- SUPERB FIVE BEDROOM FAMILY HOME
- IMMACULATELY PRESENTED
- DRIVEWAY AT REAR
- EPC RATING D
- 21FT DINING KITCHEN





### Full Description

The current owner has had a new roof, new boiler and a full re-wire and the property has a driveway to the rear providing off road parking.

In brief the accommodation on offer comprises; spacious entrance hallway leading into a beautifully presented breakfast kitchen with integrated dishwasher and dryer and space for an American fridge freezer. To the front is a stunning living room with original feature fireplace and bay window and to the rear is an additional family room with French doors leading to the garden. Additionally, there is a large downstairs cloakroom with the W.C. To the first floor the stairs open onto the landing which leads though to the impressive master bedroom with bay window, three further double bedrooms and a single fifth bedroom. The family bathroom has been recently refitted to a high standard with a new three piece suite and shower over the bath. Outside of the property is an attractive front garden and to the rear a driveway providing off road parking. The garden has been landscaped with a patio area, lawn and new fenced boundaries surrounding.

Boulton Lane lies convenient for local amenities including shops and schools together with excellent road links with the A50, access to East Midlands Airport and the M1 Motorway.

### Measurements & Details

Kitchen/Diner: 21' 9" x 10' 6" (6.62m x 3.20m)

Living Room: 10' 9" x 10' 6" (3.27m x 3.20m)

Family Room: 11' 3" x 10' 7" (3.43m x 3.22m)

W.C: 7' 8" x 5' 5" (2.34m x 1.65m)

Bedroom 1: 10' 9" x 10' 6" (3.27m x 3.20m)

Bedroom 2: 11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom 3: 10' 5" x 10' 6" (3.17m x 3.20m)

Bedroom 4 : 9' 3" x 10' 6" (2.82m x 3.20m)

Bedroom 5: 7' 7" x 5' 6" (2.31m x 1.68m)

Bathroom: 6' 1" x 5' 6" (1.85m x 1.68m)

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A Moving Experience