

# Sinfin Moor Lane, Chellaston

aksresidential.com

£325,000



This property at a glance:



2



4



1



2



D



Watch the video





# Sinfin Moor Lane, Chellaston



## Sam says:

*"This four bed home is fantastic value for money. It is close to local schools, parks and amenities. Internally, the home is well presented and very bright. Downstairs there are two reception rooms, the lounge having sliding doors out onto the garden and a feature fireplace. The dining room houses the stairs which is a great feature as it allows for a lovely spacious hallway. The kitchen is to the front of the home, it has an integrated oven and dishwasher and a feature stable door that leads out the side to the rear garden. There is under-stairs storage in the kitchen which is really beneficial extra space. The hallway is bright and spacious and leads to a modern downstairs WC. Upstairs all four bedrooms are of a great size, bedroom one having plenty of built in wardrobe space. The modern family bathroom has a P shaped bath with shower over, a wash basin and WC. The garden is just wonderful, it is so private, south facing and plenty of space for the children to play! This really does make a great family home at a brilliant price!"*



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# Sinfin Moor Lane, Chellaston



**Did you spot...**

This lovely home  
is for sale with no  
upward chain



## A message from the seller:

*"Welcome to our house! I moved here just over 10 years ago and have 2 kids who have loved going to the local schools and being able to play out around Chellaston with their friends. We love our private garden and get on so well with our neighbours. My partner and her 2 children have moved in recently. We are moving because we want another bedroom and to move closer to some family and friends."*







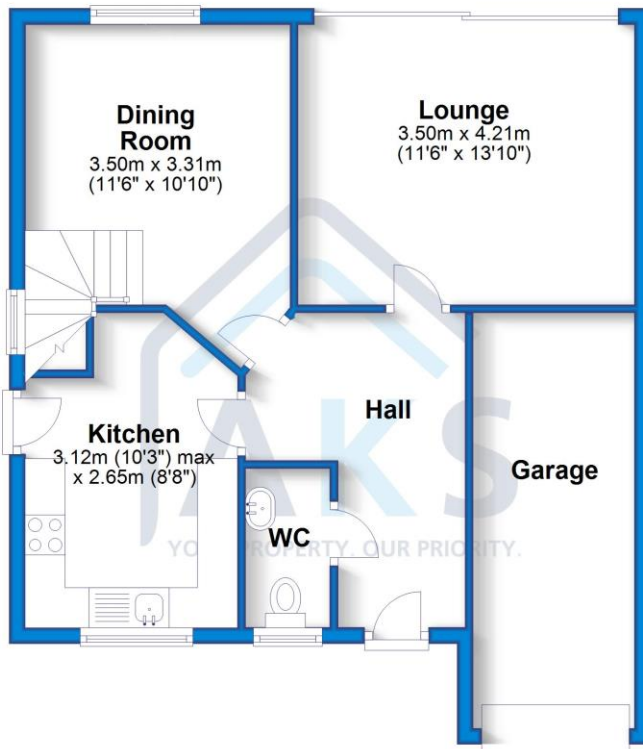
# Floor Plan



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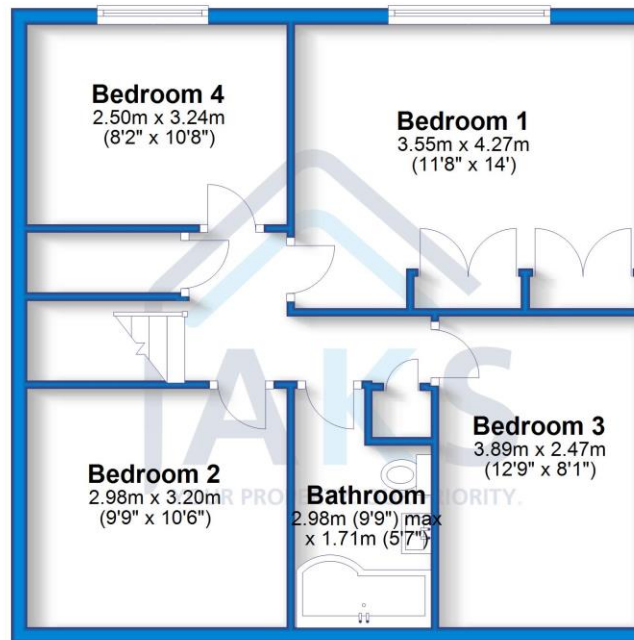
## Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



## First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 117.1 sq. metres (1260.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- NO UPWARD CHAIN
- GARAGE AND DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- GREAT LOCAL SCHOOLS
- EPC RATING D
- GENEROUS PRIVATE SOUTH FACING GARDEN



## About the area:

This area is always highly sought after by families in large part due to the excellent schools. There is a great selection of local shops, pubs and cafes all within walking distance, a choice of different parks for children and dog walkers alike and some lovely walks along the canal. Chellaston also benefits from excellent road links being just off the A50 and with Infinity Park Way also having opened in recent years.



## Schools:

This home is within the catchment area of Chellaston infant/junior school and Chellaston Academy secondary school.



Don't miss out on the chance to own this incredible property!

To book a viewing with  
**Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

