

Lochinvar Close, Spondon

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£290,000



This property at a glance:



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4



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Watch the video



Lochinvar Close, Spondon



Mikaela says:

"The plot of this home is just fantastic! Being on the end of the row, it takes up the corner with its wrap around front garden and large 4 vehicle driveway. There's a modern front door leading you through into a welcoming hallway where there's a handy guest toilet. You then head through into a bright living room where a large bay window creates more space. There's even a gorgeous log burner in there. The kitchen diner has got to be my favourite part of this home. The opening over the breakfast bar really incorporates the kitchen into the dining/social area. I feel like this really makes this area the hub of the home where the family could spend time cooking and socialising together. There's even the benefit of a conservatory, adding even more living space! Upstairs, there are 2 good sized doubles and a single room with plenty of space for furniture. Bedroom two even has some fitted storage. The family shower room is a sleek and modern space which benefits from both electric and mains power shower. The sink unit offers storage to keep your products tidy. Outside, there's an attractive garden with artificial lawn, patio space and even a decked area, so there's plenty of room for outdoor furniture. There's access to the driveway from the garden too which is useful, as well as a single garage which has a side door and window fitted, making it a really versatile space. Maybe a gym or home office? This is a fantastic family home in a great area with lots to offer!"



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Did you spot...

This well presented home has a wrap around front garden and parking for 4 vehicles.



A message from the seller:

"We have lived here for nearly 5 years & have loved the changes made to our house. Which will make a great family home. Our children are grown up now with their own families. We are purely moving to downsides to a bungalow. We are still looking to stay in the area & will take lovely memories away with us. With being a large corner plot you are not over looked & have sunshine all day long. Spondon Village is 10 minutes walk, with plenty shops, cafes, pubs, restaurants, chip shop, garage, chemist. Borrow Wood Primary School is 5 minutes walk around the corner. Next to Borrow Wood Park, with children's playground & plenty of fields with paths. The Derby Runner club Spondon is 1 minute walk away. 5 minutes walk is a small parade of shop, Cafe, Hairdressers & take away"





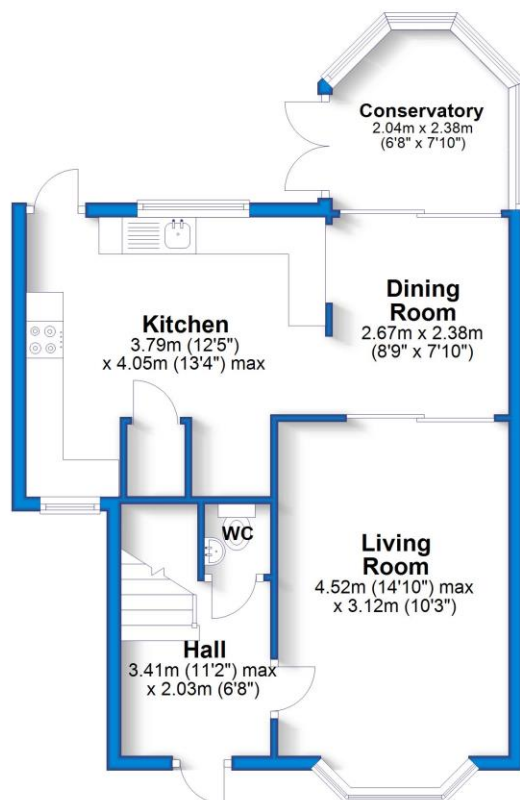
Floor Plan



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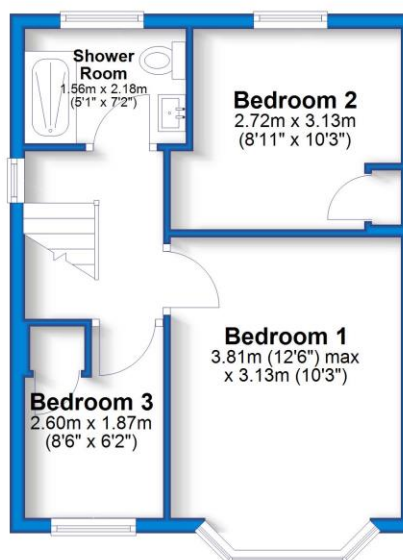
Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Key Features:

- LARGE CORNER PLOT
- EPC RATING F
- DRIVEWAY PARKING FOR 4 VEHICLES & DETACHED GARAGE
- WRAP AROUND FRONT GARDEN
- OPEN PLAN KITCHEN DINER WITH BREAKFAST BAR
- CONSERVATORY
- LOG BURNER



About the area:

Spondon is a suburb on the edge of the City Centre with easy access into the centre and fantastic road links nearby. Within minutes you can be straight onto the A52 with access up to the M1. Within Spondon itself there is a large Asda supermarket, many newsagents shops, a Post Office and other local amenities shops. There are frequent busses through to the City Centre, Pride Park, Ilkeston and Nottingham too!



Schools:

Around the area, there is St. Werburgh's Primary School and West Park Secondary School, both are highly sought after.



200+ 5 star Google Reviews



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

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

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

