





Situated within the desirable Lioncourt Homes development, this delightful two-bedroom semi-detached home exudes a warm and inviting atmosphere. Featuring a hallway, an airy open-plan living/dining kitchen area, a handy cloaks/WC, and two bedrooms, including a master with en-suite, this property offers comfortable and practical living spaces.

Outside, a generously proportioned rear garden provides an ideal setting for outdoor relaxation and hosting gatherings, while a block paved driveway offers ample off-road parking. Benefit from the convenience of mains gas central heating, water, and electric services, with annual estate charges covering the upkeep of communal areas.

Conveniently located on the outskirts of the Town Centre, residents enjoy easy access to local amenities such as shops, schools, and a leisure centre. Quick connections to the A50 ensure effortless travel to major road networks, while the scenic beauty of the Peak District is just a short drive away, offering a perfect balance of convenience and natural tranquillity.



Rooms

Enter through the glazed front door to find a doorbell chime, alarm system unit, telephone point, central heating radiator, and an internal door leading to:

Kitchen: Featuring a UPVC double glazed window to the front elevation, the kitchen offers a range of matching base and eye level storage cupboards and drawers with drop-edge preparation work surfaces. Complemented by surrounding tiling, the kitchen includes integrated appliances such as a stainless steel sink and drainer with mixer tap, central heating combination gas boiler, oven/grill, four-ring induction hob with stainless steel extractor hood, dishwasher, washing machine, and space for additional freestanding white goods. A utilities cupboard houses the electrical distribution board and mains alarm system unit, while spotlighting illuminates the space.

Lounge: Accessible through UPVC double glazed French doors to the rear, the lounge boasts two central heating radiators, a TV aerial point, telephone point, thermostat, and a convenient stairs storage cupboard. Ascend the staircase to reach:

Cloaks/WC: Featuring a UPVC double glazed frosted glass window to the front elevation, this space includes a low-level WC with continental flush, floating wash hand basin with mixer tap, complementary tiling to the lower half, central heating radiator, and extractor fan.

Landing: Providing access to the loft space via a loft

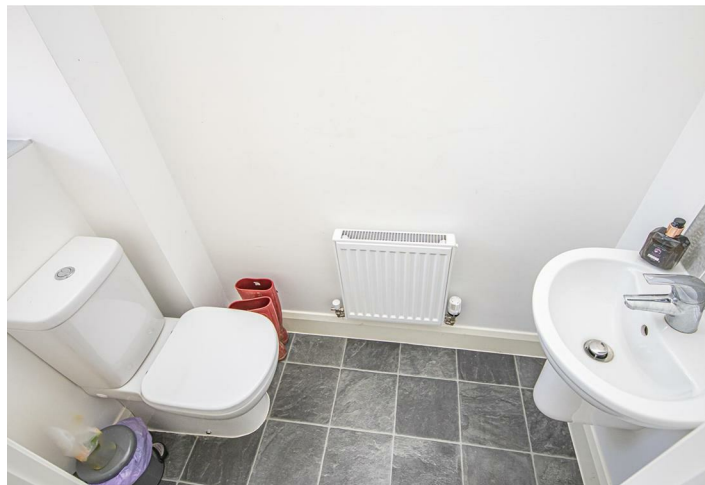


hatch, the landing also features a smoke alarm, central heating radiator, and internal doors leading to:

Bedroom One: Offering a UPVC double glazed window to the front elevation, thermostat, central heating radiator, and a useful over stairs storage cupboard. An internal door leads to:

En-Suite: This UPVC double glazed frosted glass window to the front elevation en-suite comprises a three-piece shower room suite, including a low-level WC with







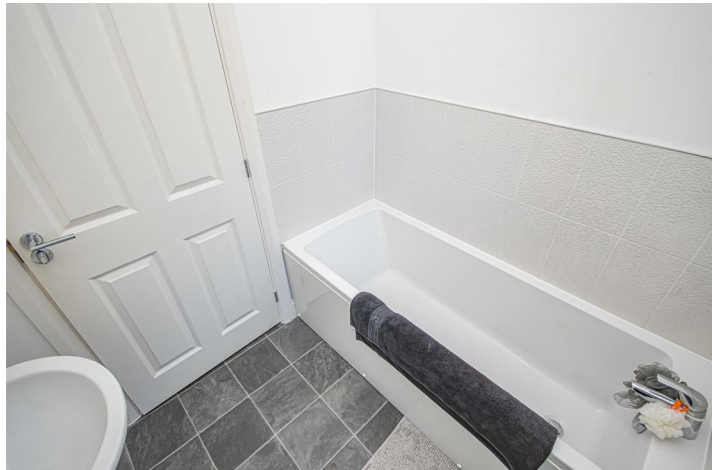
continental flush, floating wash hand basin with mixer tap, and an enclosed shower cubicle with folding glass door. Additional features include a chrome towel radiator, shaving point, extractor fan, and spotlighting to the ceiling.

Bedroom Two: Featuring a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom: With a UPVC double glazed frosted glass window to the side elevation, the bathroom comprises a three-piece family bathroom suite, incorporating a low-level WC with continental flush, floating wash hand basin with mixer tap, P-shaped bath unit with complementary tiling to the wall coverings, glass screen, central heating radiator, shaving point, and extractor fan.

Outside: The property's frontage boasts a pathway leading to the storm porch, while the side elevation offers a block-paved driveway providing ample off-road parking. Accessible via secure timber access, the rear elevation features a paved patio area and a garden primarily laid to lawn, enclosed by timber fence panels with timber posts. Additionally, there's an outdoor electric socket and tap. At the rear corner of the garden, you'll find a further paved area ideal for a garden storage shed or greenhouse.









Approx. 31.4 sq. metres (338.2 sq. feet)

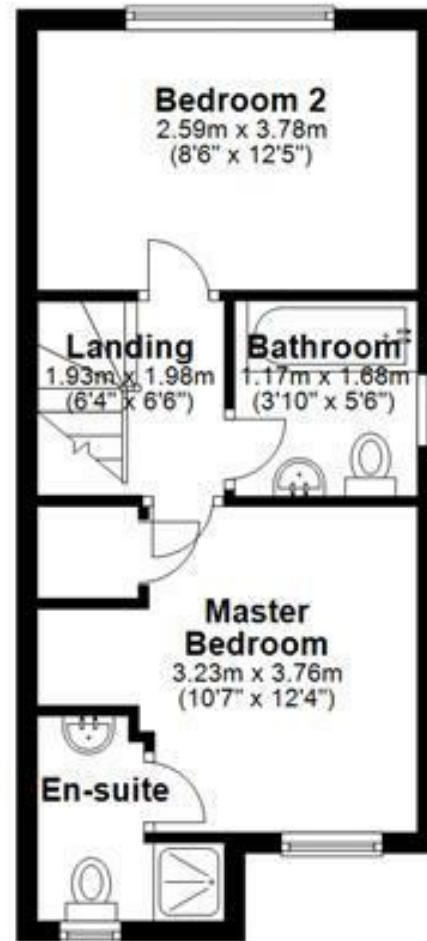


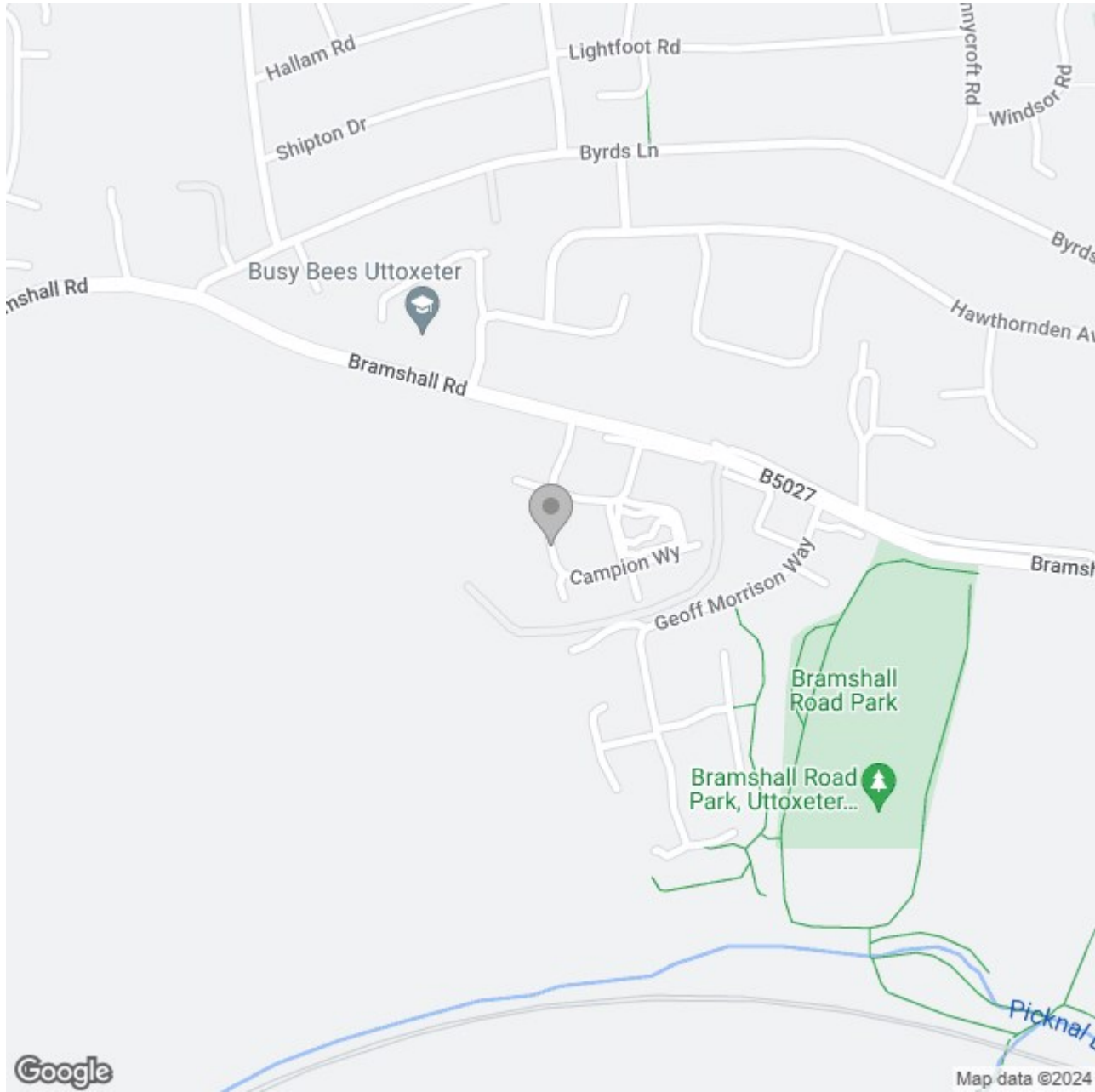
Total area: approx. 61.7 sq. metres (664.2 sq. feet)

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.

First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	