



HOPKINS & DAINTY

ESTATE AGENTS



Lanscombe Park Road, Derby, DE22 2XL

£425,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious, three/four bedroom detached family home. Set in a pleasant cul-de-sac, whilst being convenient for access to the nearby A38 along with good road networks into Derby. The property is well positioned for local amenities at Park Farm and nearby parklands and recreation facilities at Allestree, Markeaton and Darley Parks.

Offered for sale with NO UPWARD CHAIN, this lovely home is being sold by the original owner and was formerly a FOUR bedroom house, which has been converted to three bedrooms. With a larger than average master bedroom which could be converted back into two separate bedrooms; returning the property back to its original four bedroom layout.

Standing on a pleasant garden plot with a large rear conservatory, the accommodation comprises: entrance hallway with a guest WC. A bay fronted lounge with a feature fireplace and formal dining room. There is an impressive kitchen/breakfast room, utility room and a large conservatory overlooking the garden. On the first floor, the landing provides access to all three bedrooms and the bathroom, which has a stylish three piece suite including an over bath shower. The master bedroom is also served with an En-suite shower room. The property has gas central heating and double glazing, a block paved front driveway parking and single garage. To the rear, there is a delightful lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a leaded light double glazed entrance door, with a matching side panel. Having a radiator, coving to the ceiling and stairs rising to the first floor with a storage cupboard under. Doors leading off.

Lounge 12'11" x 11'5" (+bay) (3.95 x 3.5 (+bay))



Spacious family lounge with a feature fireplace and coal effect electric fire. Two radiators, coving to the ceiling, a leaded light double glazed front bay window and opening to:

Dining Room 9'9" x 8'8" (2.99 x 2.66)



With a radiator, coving to the ceiling and double glazed sliding patio doors opening onto the rear garden.

Kitchen 13'5" x 9'9" > 8'9" (4.10 x 2.99 > 2.67)



Fitted with an impressive range of base and wall units with a breakfast bar. Granite worktops with an inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in double electric oven, five ring gas hob and cooker hood; along with an integrated dishwasher. Tiled flooring, a radiator, coving to the ceiling with spotlights and a double glazed rear window and leaded light double glazed door opening to:

Conservatory 14'7" x 10'11" (4.47 x 3.34)



Stunning rear conservatory, which is generous in proportions. With tiled flooring, two electric heaters, leaded light double glazed windows with fitted blinds and French doors opening onto the garden.

Utility Room 7'1" x 5'1" (2.18 x 1.56)



With fitted base and wall units, work surface area with an inset sink and drainer and mixer tap. There is plumbing for a washing machine and space for a fridge/freezer, along with a radiator and extractor vent.

Guest WC 5'1" x 4'3" (1.56 x 1.32)



Two piece suite comprising WC and wash hand basin. With laminate flooring, tiled splashbacks, a radiator, coving to the ceiling and a leaded light double glazed front window.

First Floor Landing

With access to the loft space, a built in airing cupboard which also houses the hot water cylinder; coving to the ceiling and doors leading off.

Master Bedroom 22'0" x 11'10" > 8'8" (6.72 x 3.63 > 2.65)



Originally two separate bedrooms, this has been converted into one large bedroom by removing the dividing wall. The room still retains two separate doors, so it could be converted back to form two separate bedrooms if required.

With two radiators, leaded light double glazed front and rear windows, coving to the ceiling and a door to:

En-Suite Shower Room 6'0" x 4'0" (1.83 x 1.22)



With a three piece suite comprising corner shower, vanity wash hand basin and a WC. With tiled walls and flooring, a heated towel rail, ceiling spotlights and an extractor vent.

Bedroom 2 11'11" x 8'3" (3.64 x 2.53)



Second double bedroom with a radiator, coving to the ceiling and leaded light double glazed front window.

Bedroom 3 7'10" x 6'10" (2.41 x 2.10)



Single third bedroom (or home office), with a radiator and

leaded light double glazed rear window.

Bathroom 6'8" x 6'3" (2.05 x 1.92)



Stylish bathroom with a three piece suite. Comprising bath with a shower over and screen, wash hand basin and WC. Heated towel rail, tiled walls and flooring, ceiling spotlights and a double glazed side window.

Front Garden/Driveway



Block paved front driveway providing off road parking for more than one car. Attractive lawn garden with mature shrub borders, access to the entrance door and a gated side path leading to the rear garden.

Garage 16'6" x 9'0" max. (5.05 x 2.75 max.)

With an up and over door, electric light and power connected, a wall mounted gas boiler, roof storage space, a garden tap and a leaded light double glazed door opening onto the rear garden.

Rear Garden



Delightful enclosed rear lawn garden with a block paved patio seating area. A further raised patio seating area, mature planted borders, a garden shed and fence/hedge boundary.

Important Information

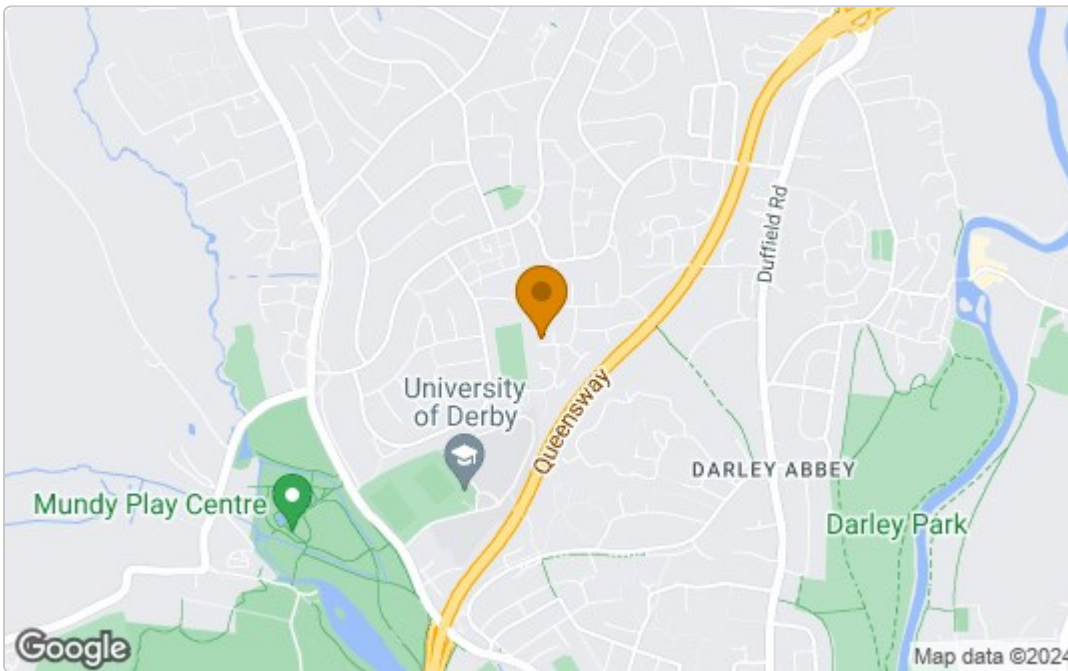
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Floor Plan



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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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