

# Fletcher & Company

35 Laburnum Grove, Kingsway, Derby, DE22 4AX

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Offers Around £220,000

Freehold

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- Bay Fronted Semi-Detached Residence
- No Upward Chain
- Double Glazing & Gas Central Heating
- Entrance Hall, Spacious Lounge
- Open Plan Dining Kitchen with French Doors to Rear
- Three First Floor Bedrooms & Well Appointed Bathroom
- Gardens to Front & Rear
- Driveway & Carport





## Summary

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This is a bay fronted, three bedroom semi-detached residence occupying a popular location in Mackworth sold with the benefit of no upward chain.

The property is double glazed and gas central heated with entrance hall, spacious lounge to the front and open plan dining kitchen to the rear with French doors opening onto the garden. The first floor landing leads to a master bedroom, further double bedroom, third bedroom and well appointed bathroom.

The property is set back behind a generous lawned fore-garden with stocked borders and adjacent driveway. To the rear of the property is a further enclosed mainly lawned garden with decked area.

# F&C

## The Location

The property's location is very close to a nearby parade of shops as well as primary and secondary schools in Mackworth. The location is also within easy reach of Derby city centre, Markeaton Park, the A38 and A52.

## Accommodation

### Ground Floor

#### Entrance Hall

15'1" x 6'5" (4.61 x 1.96)

Double glazed entrance door provides access into the spacious hallway with central heating radiator, staircase leading to the first floor with under-stairs storage cupboard housing the central heating boiler, attractive stained glass window to the side and doors to the lounge and open plan dining kitchen.



#### Spacious Lounge

14'0" x 10'1" (4.28 x 3.09)

With central heating radiator, decorative coving and double glazed bow bay window to the front.



#### Open Plan Dining Kitchen



### **Dining Area**

10'9" x 10'1" (3.30 x 3.08)

With central heating radiator and double glazed French doors opening onto the garden.



### **Kitchen Area**

13'1" x 6'4" (3.99 x 1.94)

With woodgrain effect preparation surfaces having tiled surrounds, inset stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with built-in oven and extractor hood over, appliance space suitable for a washing machine, double glazed window to the rear and double glazed door to the side.



### **First Floor**

#### **Landing**

Semi-galleried landing with a useful storage cupboard, double glazed window to the side and doors to three bedrooms and bathroom.

#### **Master Bedroom**

14'2" x 10'2" (4.34 x 3.10)

With central heating radiator and double glazed bow bay window to the front.



### **Double Bedroom Two**

10'9" x 10'0" (3.30 x 3.07)

With central heating radiator and double glazed window to the rear.



### **Bedroom Three**

8'1" x 6'5" (2.48 x 1.96)

With central heating radiator and double glazed window to the front.



### **Well Appointed Bathroom**

6'4" x 5'7" (1.94 x 1.71)

Well appointed and fully tiled with a suite comprising low flush WC, vanity unit with wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to the rear.



## Outside

To the rear of the property is a good sized mainly lawned garden with decked area bound by fencing, featuring a useful carport to the side and gates to the front.

To the front of the property is a lawned fore-garden with herbaceous borders and wrought iron gates leading to the driveway providing off road parking.



**Council Tax Band B - Derby**



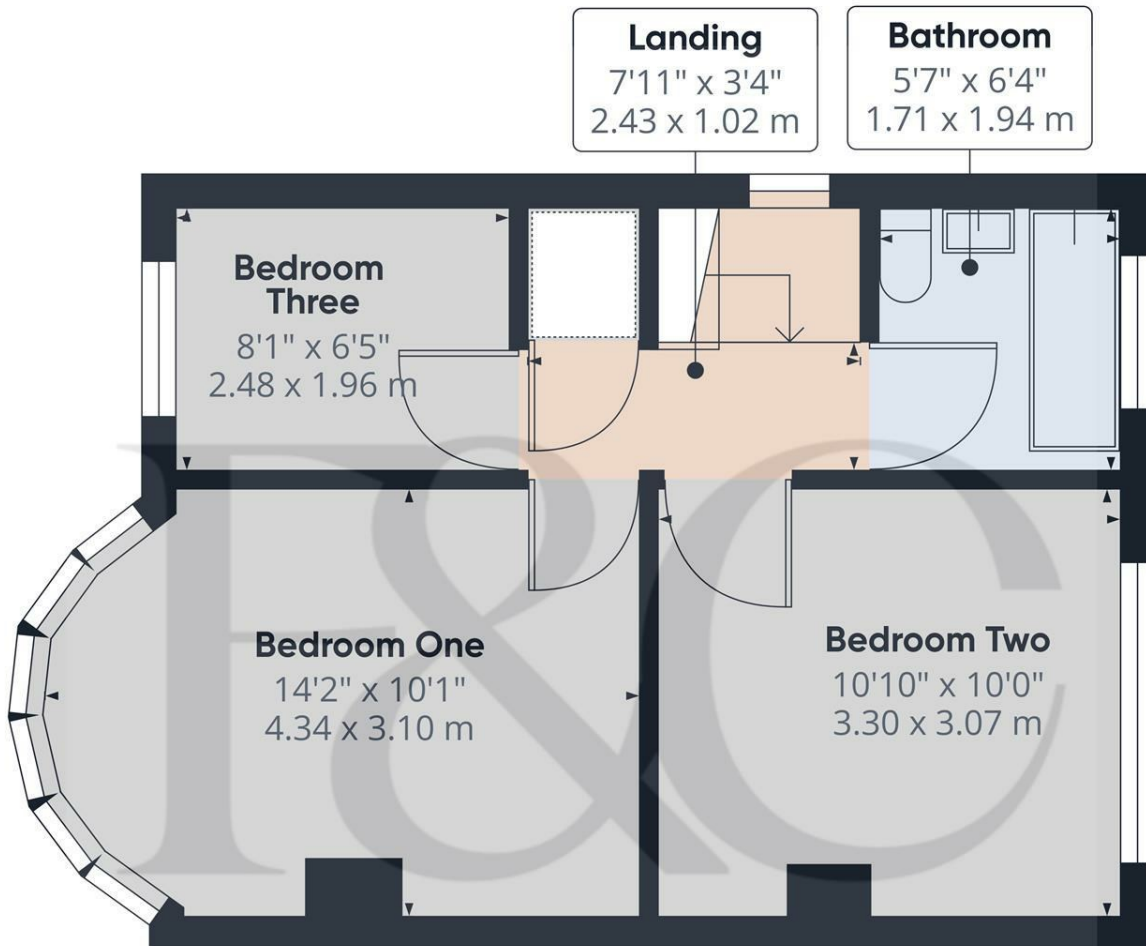
Approximate total area<sup>(1)</sup>  
435.2 ft<sup>2</sup>  
40.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>  
362.15 ft<sup>2</sup>  
33.64 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



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Duffield  
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duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

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derby@fletcherandcompany.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Council Tax Band: B  
Tenure: Freehold

