



2 Bed Bungalow - Detached

244 Lambourn Drive, Allestree, Derby DE22 2UR
Offers Around £249,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Detached Bungalow
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Fitted Kitchen/Dining Room
- Two Double Bedrooms & Fitted Shower Room
- Pleasant Manageable Gardens
- Driveway & Garage Space (Subject to Planning Permission)
- No Chain Involved
- Close to Good Amenities – Ecclesbourne School Catchment Area
- Easy Access to Allestree Park & Darley Park

A highly appealing, two double bedroom, detached bungalow close to good local amenities with easy access to both Allestree and Darley park.

The gas central heated and double glazed living accommodation briefly consists of: entrance hall with storage cupboard, spacious lounge, fitted kitchen/dining room, two genuine double bedrooms and fitted shower room.

The bungalow enjoys pleasant, manageable gardens. Timber shed.

A tarmac driveway provides car standing spaces. Garage space (subject to planning permission)

The Location

The property is located within walking distance of Allestree Park. The position is convenient for the City centre and local amenities including the noted Park Farm shopping centre and excellent local schools at both Primary and Secondary levels (within Ecclesbourne School Catchment Area). The property itself is situated close to regular bus services and is within walking distance of the noted Park Lane Surgery.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent, café and a spectacular weir with a first class gourmet restaurant known as Darley's.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby hospital, Pride Park and Toyota

Accommodation

Entrance Hall

13'5" x 3'8" (4.11 x 1.14)

With double glazed entrance door, radiator, built-in storage cupboard and access to roof space.

Lounge

17'10" x 11'7" (5.45 x 3.54)

With stone fireplace, two radiators, coving to ceiling, wall lights, double glazed window to front with fitted blind and internal glazed door.



Kitchen/Dining Room

13'5" x 10'11" (4.10 x 3.35)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring gas hob with extractor hood over, built-in double electric fan assistant oven, washing machine, fridge/freezer, tile flooring, radiator, concealed central heating boiler, double glazed window, glazed internal door and double glazed door giving access to garden.



Double Bedroom One

10'9" x 10'7" (3.29 x 3.24)

With a good range of fitted wardrobes providing storage with cupboard above and matching drawers, radiator, double glazed window with fitted blind with aspect to front and internal door.



Double Bedroom Two

14'10" x 8'8" (4.54 x 2.66)

With radiator, double glazed window to rear and internal glazed door.



Shower Room

7'9" x 6'4" (2.37 x 1.94)

With separate shower cubicle with the electric shower, fitted wash basin and fitted base cupboard underneath, low level WC, fully tiled walls, heated towel rail/radiator, tiled effect flooring, extractor fan, spotlights to ceiling, built-in cupboard housing the hot water cylinder and also providing storage, wall mounted mirror medicine cabinet, double glazed obscure window and internal door.



Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with gravel and low brick wall.



Rear Garden

To the rear of the property is a manageable, enclosed, rear garden laid to lawn with paved patio. Timber shed providing storage.



Driveway

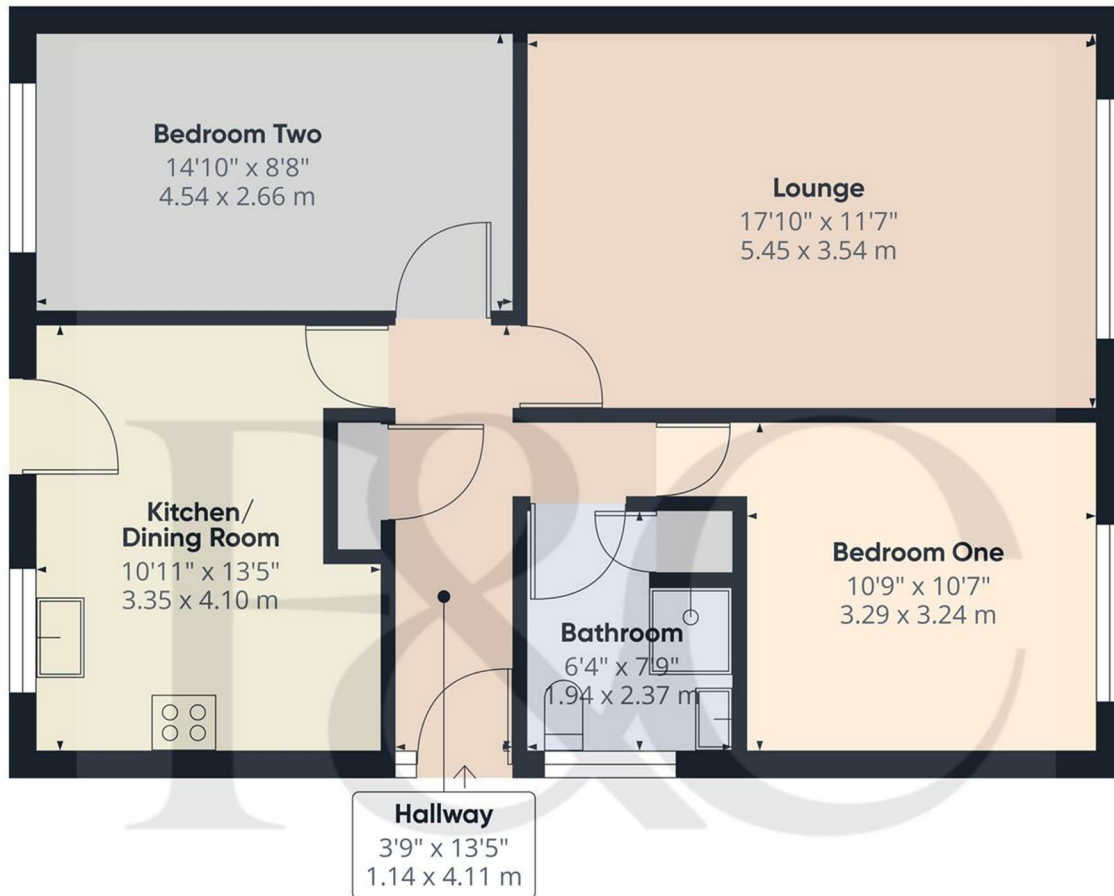
A tarmac driveway provides car standing spaces.

Garage Space (Subject to Planning Permission)



Council Tax - D

Derby City



Approximate total area⁽¹⁾
731.3 ft²
67.94 m²


(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.


Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

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