

HoldenCopley

PREPARE TO BE MOVED

Lime Grove, Draycott, Derbyshire DE72 3NS

Guide Price £250,000 - £260,000

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NO UPWARD CHAIN...

Located in a highly sought-after area, this semi-detached house offers a perfect blend of comfort and convenience, making it an ideal choice for a range of buyers. Situated close to local amenities, including shops and more, this property boasts lovely views and is ready to move into with no upward chain. Upon entering, you are welcomed by a hallway that leads into a spacious living room featuring a bay window that fills the space with natural light. The living room flows seamlessly into the dining room, which opens into a cosy sitting room with double French doors leading to the rear garden. The ground floor also includes a well-fitted 'L' shaped kitchen. Upstairs, the first floor comprises three well-proportioned bedrooms and a modern three-piece bathroom suite. The exterior of the property offers to the front a driveway providing off-road parking, a garage with fitted wall units, and ample space. The rear of the property features a private, south-facing garden with a patio area, a well-maintained lawn, and mature hedges that provide a peaceful retreat.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room & Sitting Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has carpeted flooring, and a UPVC door providing access into the property.

Living room

22'3" x 11'0" (6.80m x 3.37m)

The living room has a UPVC double glazed window to the front and side elevation, a feature fireplace and surround, a picture rail, a TV point, and carpeted flooring.

Dining Room

8'3" x 10'4" (2.53m x 3.16m)

The dining room has carpeted flooring, a radiator, opening access into the sitting room, and access into the kitchen.

Sitting Room

14'7" x 9'4" (4.47m x 2.85m)

The sitting room has wood-effect flooring, a TV point, a radiator, UPVC double glazed window to the rear garden, and double French doors opening out onto the patio.

Kitchen

14'3" x 17'5" (4.36 x 5.33)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a mixer tap and drainer, an integrated double, an electric hob and extractor fan, space for an under mounted fridge, space for a fridge freezer, a radiator, an in-built cupboard, tiled splashback, wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'3" x 8'7" (2.84m x 2.62m)

The landing has wood-effect flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'6" x 11'6" (3.82m x 3.52m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

9'8" x 10'11" (2.96m x 3.34m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

6'7" x 8'8" (2.01m x 2.65m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bathroom

9'1" x 6'11" (2.78m x 2.11m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, concealed dual flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an in-built cupboard, tiled splashback, waterproof boarding, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway a garage, and access to the rear garden.

Garage

8'7" x 17'10" (2.62m x 5.46m)

The garage has fitted wall units, ample space, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed south-facing rear garden with a patio area, a lawn, a mature hedged boundary, and gate access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1139Mbps and Upload Speed 104Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

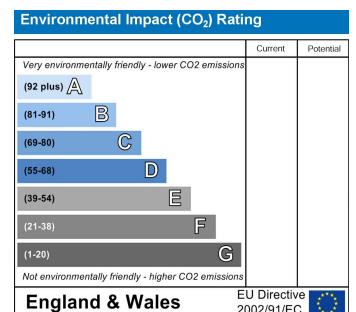
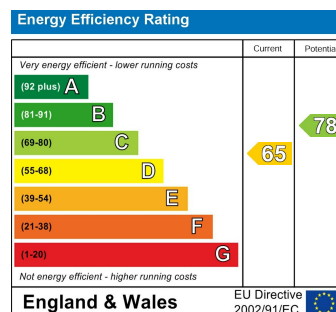
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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