



## 1 Lady Mantle Close, Chellaston, Derby, DE73 5PY

**£170,000**



An ideal first time buy. Offering immediate vacant possession with no upward chain, this two bedroomed, semi-detached home occupies a generous plot in a small cul-de-sac in the sought after area of Chellaston. Featuring open plan living, the property comprises lounge, kitchen, dining area, 2 bedrooms, bathroom with 3 piece suite and shower over bath and adjacent off-road parking in private car park.



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## DIRECTIONS

From Derby Road turn onto Parkway at the traffic island, follow for a short distance taking the second right onto Thurstone Furlong, after a short distance the entrance to Lady Mantle Close will be found on the right, then immediately left into the parking area.

The clean, neutrally decorated interior incorporates both gas central heating and full UPVC double glazing and comprises, spacious lounge living area with stairs to the first floor, open plan access into the dining area and kitchen with integrated cooking appliances.

To the first floor is a generous main bedroom with fitted wardrobes and a second bedroom with useful built-in storage cupboard and bathroom with three piece bathroom suite with shower over bath.

Externally the property occupies a larger than average plot having two lawned gardens, one to the front surrounded by mature planting, the second to the side, partially enclosed by fencing, with gated access. Adjacent parking area to the front.

The property is positioned just off Parkway with convenient access to the many local amenities found within this popular residential location.

An ideal first time buyers property, attractively offered for sale with no upward chain and immediate vacant possession.

## ACCOMMODATION

### GROUND FLOOR

#### LIVING ROOM

12'10" x 11'10" (3.91m x 3.61m)

Entering the property through a UPVC double glazed door into a spacious lounge living area, stairs to first floor with open recess beneath, UPVC double glazed window overlooking garden, media connections, radiator, open plan access into:

#### KITCHEN DINER

11'9" x 7'11" (3.58m x 2.41m)

With ample space for a dining table and chairs, radiator. The kitchen is appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel circular sink and drainer, electric oven, ceramic hob, space for a fridge freezer and plumbing for automatic washing machine, wall mounted concealed boiler, UPVC double glazed window to front elevation.

### TO THE FIRST FLOOR

#### LANDING

Access to loft.



## BEDROOM ONE

11'10" x 8'8" (3.61m x 2.64m)

A spacious bedroom having fitted wardrobes with mirrored sliding doors and built in drawers, UPVC double glazed window to front elevation, radiator.

## BEDROOM TWO

8'8" x 6'4" + lobby ( 2.64m x 1.93m + lobby)

With laminate flooring, UPVC double glazed window overlooking garden, useful built-in storage cupboard, radiator.

## BATHROOM

6'3" x 5'8" (1.91m x 1.73m)

Appointed with a white three piece suite comprising a panelled bath with mains chrome shower over, wash basin and WC, vinyl flooring, extractor fan and radiator.

## OUTSIDE

Externally the property occupies a larger than average plot having two lawned gardens, one to the front surrounded by mature planting, the second to the side partially enclosed by

fencing with access gate. Adjacent parking area to the front, offering the opportunity for convenient installation of electric vehicle charging point.

## COUNCIL TAX BAND A





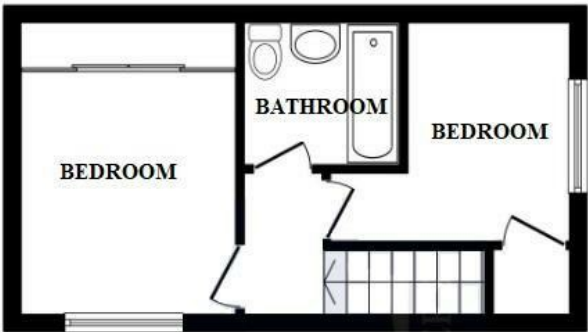




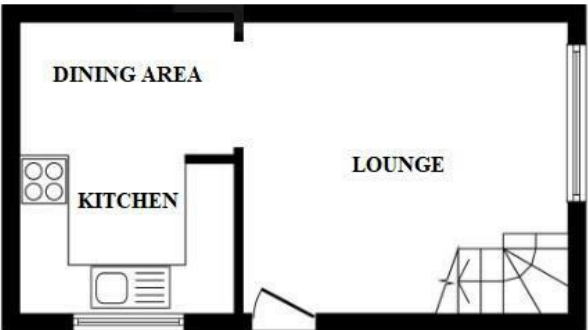
## Road Map



## Floor Plan



FIRST FLOOR

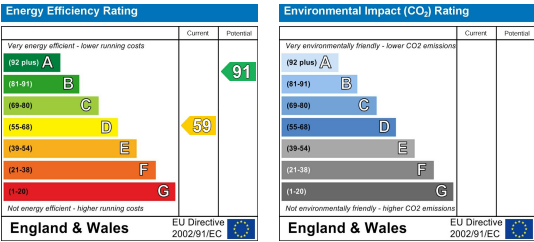


GROUND FLOOR

## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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