



7 Lincoln Avenue, Littleover, Derby, DE23 3AB

£325,000



Constructed by Meadow-view Homes approximately three years ago, this is a beautifully appointed modern house which benefits from the remaining NHBC warranty with spacious accommodation on three levels, which must be viewed to be fully appreciated.



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£325,000



DIRECTIONS

Leave the village of Littleover along Rykneld Road in the direction of the A38. Turn left onto Tutbury Avenue and right onto Bolsover Road. Turn right onto Beeston Drive and right onto Lincoln Avenue. The property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which is complemented by underfloor heating to the ground floor. Internally the accommodation briefly comprises an entrance hallway with staircase leading to the upper floors and cloakroom. To the rear of the house is the living room/dining room which has bi-fold doors opening to the gardens and open plan access a beautifully equipped kitchen with a range of integrated appliances. To the first floor are three good sized bedrooms and a family bathroom with shower and a staircase leads to the master bedroom which has a range of fitted bedroom furniture and en-suite.

To the rear of the house there is an enclosed lawn garden which has been professionally landscaped and benefits from two patio areas which enjoy delightful views over this superb space. To the front elevation there is a driveway with car standing for two vehicles and gated access to the side elevation.

The property is situated within a modern housing development on the outskirts of the village of Littleover which boasts a range of shops, schools and medical facilities. The property is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

With the benefit of some delightful architectural features including large floor to ceiling windows and underfloor heating to the ground floor, this property should be seen to be fully appreciated.

Viewings are through the offices of Boxall Brown and Jones.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor and ceramic tiled floor which runs throughout the ground floor of the property. Inset ceiling spotlights, underfloor heating and access to:

CLOAKROOM

With low level WC, wash hand basin with mixer tap. Underfloor heating and ceramic tiles.

LOUNGE/DINING ROOM

14' x 15'10" (4.27m x 4.83m)

Situated to the rear of the property, this superb space is a particular feature of the property and must be seen to be fully appreciated. The room is perfect for both dining and living room furniture and benefits from three pane bi-fold doors to the landscaped gardens beyond. The room has a mounting for TV, inset ceiling spotlights, useful storage cupboard and the benefit of underfloor heating. Open plan access to:

KITCHEN

11'4" x 8' (3.45m x 2.44m)

Beautifully appointed with a range of quality work surface/preparation area, wall and base cupboards and an integrated double oven, hob and extractor. The kitchen has an undermounted sink with mixer tap and there is an integrated washer/dryer, integrated dishwasher, integrated fridge, integrated freezer, wine fridge, inset ceiling spotlights and a floor to ceiling window making the room particularly bright and airy. The kitchen

has a cupboard housing a boiler providing domestic hot water and central heating. Underfloor heating and ceramic tiles to the floor.

TO THE FIRST FLOOR

LANDING

Spacious landing with staircase to the upper floor and useful storage cupboard.

BEDROOM TWO

14'10" x 9'8" (4.52m x 2.95m)

With two double glazed windows overlooking the rear garden, wall mounting for television and radiator.

BEDROOM THREE

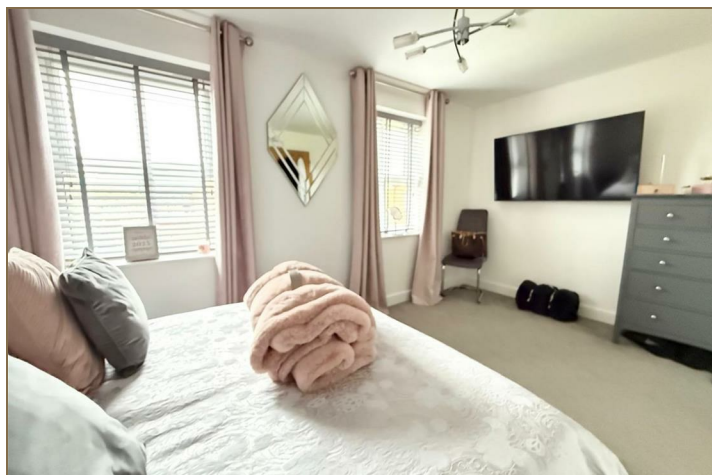
8'5" x 10'4" (2.57m x 3.15m)

With floor to ceiling window overlooking the front elevation, wall mounting for television and radiator.

BEDROOM FOUR

6'1" x 6'11" (1.85m x 2.11m)

With floor to ceiling window overlooking the front elevation and radiator.



BATHROOM

8'4" x 6'4" (2.54m x 1.93m)

With low level WC, wash hand basin with storage cupboard beneath and bath with shower over the bath, complementary tiling, extractor fan and heated towel rail.

TO THE SECOND FLOOR

Staircase from the landing to the second floor.

LANDING

Access to under eave storage.

MASTER BEDROOM ONE

14'1" x 12'5" (4.29m x 3.78m)

(Maximum measurement with restricted headroom to one side of the room)

This superb room, located at the top of the house is beautifully presented and includes a range of bedroom furniture and cleverly designed under eave storage. The room has two Velux style windows, radiator and tall ceilings with inset ceiling spotlights.

EN-SUITE

With low level WC, wash hand basin with storage cupboard beneath with glazed screen, heated towel rail and Velux style window.

OUTSIDE

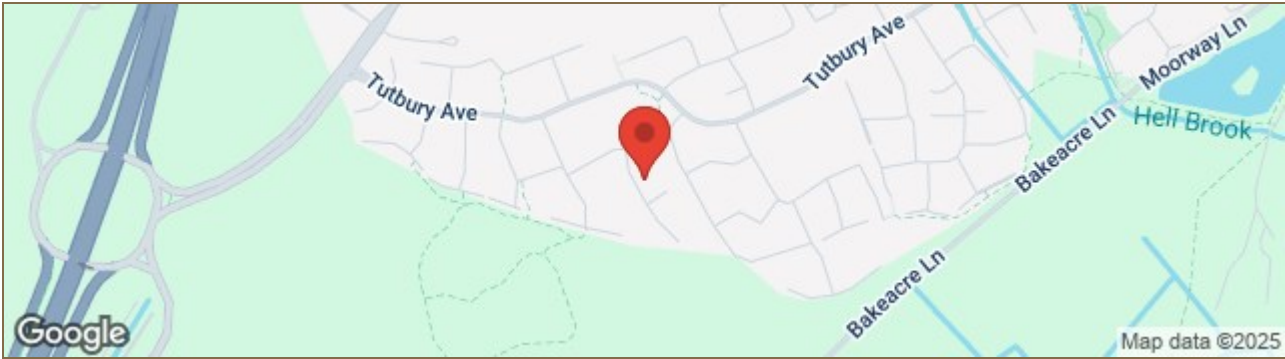
Outside the property benefits from a generous garden to the rear which has been professionally landscaped. The garden is overlooked by a large patio area and there is a sizeable lawn, pathways and further patio area at the bottom of the garden to enjoy a different aspect of the space. Outside tap.

To the front of the house there is a driveway with car standing for two vehicles and gated access to the side elevation. Electric car charger.





Road Map



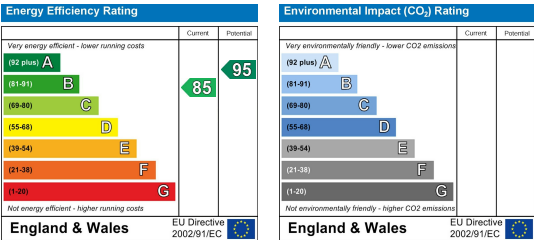
Floor Plan



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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