



Fishpond Lane, Eggington, Derby



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Guide price £390,000



Key Features

- Enviable Location
- Private Landscaped Gardens & Grounds
- Secluded Setting
- Easy Access To Derby & Burton
- Generous Accommodation
- Three Bedrooms
- EPC rating D
- Freehold





A substantial detached bungalow occupying a particularly attractive and secluded setting within this well regarded village. The location has always proved popular with little through traffic and the proximity to Derby (10 miles) and Burton (6 miles) with the property itself, set well back from the lane with pleasant open aspects to the rear. With formal, landscaped gardens to the front and an "in out" driveway, the property offers generous and well lit accommodation complimented by attractive gardens. With double glazing and central heating, the accommodation comprises; reception hall, lounge and dining area, large kitchen/sitting room, utility room, WC, three bedrooms and bathroom. There is also a garage and carport. The property is available with immediate vacant possession.

Accommodation In Detail

Reception Hall

with a full height window to the front elevation, one central heating radiator, cloaks cupboard (with central heating boiler), store cupboard and archway to Dining Area.

Dining Area 4.09m x 2.72m (13'5" x 8'11")

with large window to the side elevation, two central heating radiators, glazed door to the kitchen and opening to;

Lounge 4.85m x 4.08m (15'11" x 13'5")

with full height, full width windows to the rear garden, one central heating radiator, marble fireplace and hearth with a gas fire, two wall light points and louvered doors to the sitting room/kitchen.

Kitchen/Sitting room 9.40m x 3.15m (30'10" x 10'4")

Kitchen Area; with a comprehensive range of oak fronted base cupboards and drawers, integrated fridge, one and a half bowled stainless steel sink and mixer tap set into worktop with tiled surrounds, four burner gas hob with extractor canopy, built in oven and grill, dresser unit with glass fronted doors, tiling to floor, one central heating radiator, window to the side, recessed ceiling lights, plate shelf and peninsular bar to;

Sitting area

Sitting area; with UPVC double doors to the rear garden, one central heating radiator, louvered doors to the lounge and window to the side elevation.

Utility Room 3.12m x 1.51m (10'2" x 5'0")

with work top and appliance space under, tiled floor and glazed door to the side.

Bedroom One 4.68m x 3.67m (15'5" x 12'0")

with a comprehensive range of fitted furniture with two mirror fronted double wardrobes, bedside drawers, high level store cupboards, dresser and drawers under, one central heating radiator and window to the front elevation.

Bedroom Two 2.87m x 2.53m (9'5" x 8'4")

with one central heating radiator, built in double wardrobe with cupboard over and window to the side elevation.

Bedroom Three 2.87m x 2.27m (9'5" x 7'5")

with one central heating radiator, window to the side elevation and built in double cupboard.

Bathroom

with corner bath and shower over with glazed side screen, one central heating radiator, ladder style electric radiator, WC and wash basin with cupboard under, tiling to the walls and window to the front elevation.

Side porch 5.72m x 1.10m (18'10" x 3'7")

with one central heating radiator, half glazed door to the rear and door to the front.

WC

with WC, wash basin and tiled floor.





Externally

To the front of the property there is a high, brick pillared wall and wrought iron gates opening onto formal, landscaped gardens with a circular paved driveway accessing the attached garage and a car port to the front of the drive. To the rear, there is a paved patio area, rockery and water feature. The gardens are well established and part walled with very pleasant open aspects over the village park.

Services 0.00m x 0.00m (0'0" x 0'0")

All mains are believed to be connected.

Measurement 0.00m x 0.00m (0'0" x 0'0")

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure 0.00m x 0.00m (0'0" x 0'0")

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

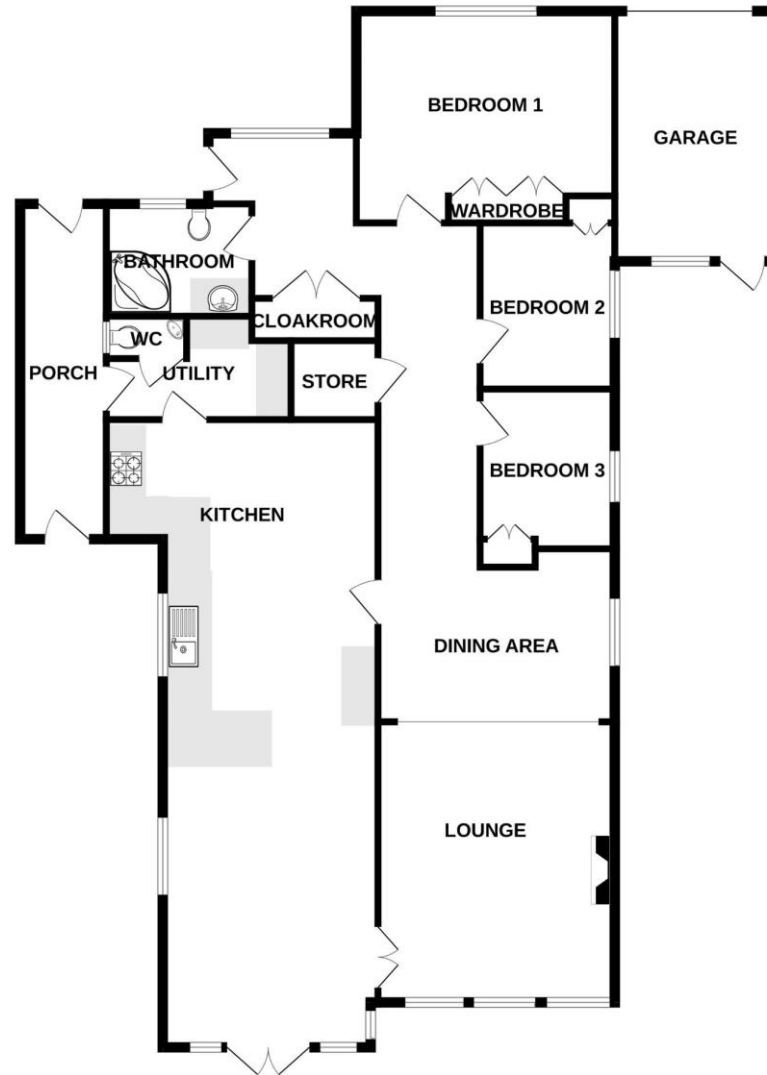
Note 0.00m x 0.00m (0'0" x 0'0")

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.






GROUND FLOOR
1659 sq.ft. (154.1 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:
Parkside