



Hollow Lane, Draycott in the Clay,  
Derby



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Offers in Excess of £250,000



## Key Features

- Spacious Well Presented Semi Detached Home
- Rural Village Location
- Upvc Double Glazing & Oil Fired Central Heating
- Re-Fitted Kitchen & Bathroom
- Three Bedrooms
- Viewing A Real Must To Appreciate
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented three bedroomed semi detached home located in this highly regarded rural location. The oil fired centrally heated home benefits from Upvc double glazing and features: - entrance lobby, entrance hall, guest cloak room, large through lounge/diner, re-fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms (all having wardrobes and storage facilities) and well appointed re-fitted bathroom. Outside are good sized gardens to front and rear, which are designed for ease of maintenance, and a driveway to the side provides ample parking and leads to a carport and large brick built store.

#### Accommodation In Detail

Half obscure double glazed composite entrance door leading to:

#### Entrance Lobby

having Upvc double glazed window to front elevation, stripped oak flooring and half obscure Upvc double glazed door leading to:

#### Main Entrance Hall 4.08m x 2.50m (13'5" x 8'2")

having dog legged staircase rising to first floor, one central heating radiator, stripped engineered oak flooring, fitted full height cloaks cupboard, coving to ceiling, one central heating radiator and useful understairs storage cupboard containing modern Worcester oil fired central heating boiler.

#### Guest Cloak Room

having low level twin flush push button wc, pedestal wash basin, fitted chrome towel radiator and engineered oak stripped flooring.

#### Lounge/Diner 3.35m narrowing to 3.01m x 7.15m

having Upvc double glazed window to front elevation, Upvc double glazed French doors opening onto the rear garden, cream granite feature fireplace with inset electric fire surmounted on a cream marble hearth, one central heating radiator and coving to ceiling.

#### Re-Fitted Kitchen 2.85m x 2.95m (9'5" x 9'8")

having a good range of maple effect base and eye level units with complementary rolled edged working surfaces, four ring electric hob with extraction canopy over, integrated fridge/freezer and dishwasher, stainless steel sink and draining unit, window overlooking the rear garden, half double glazed door to rear elevation and grey mottled ceramic tiling to floor.

#### On The First Floor

#### Large Landing 2.81m x 0.00m (2'10" x 0'0")

having one central heating radiator, coving to ceiling, fitted smoke alarm and large full height storage cupboard.

#### Master Bedroom 3.02m x 3.60m (9'11" x 11'10")

having Upvc double glazed window to rear elevation, one double central heating radiator, coving to ceiling and range of built-in wardrobes.

#### Bedroom Two 3.10m x 3.43m (10'2" x 11'4")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and range of built-in wardrobes.

#### Bedroom Three 2.50m x 2.75m (8'2" x 9'0")

having useful built-in wardrobe, overstairs store, coving to ceiling, Upvc double glazed window to front elevation and one central heating radiator.

#### Bathroom

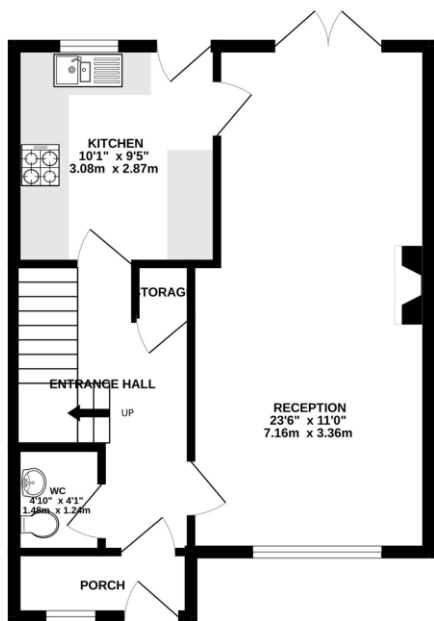
having modern white suite comprising vanity wash basin, low level twin flush wc with concealed cistern, panelled bath with thermostatically controlled shower over, full tiling to both walls and floor, underfloor heating, heated electric chrome towel radiator and obscure Upvc double glazed window to rear elevation.

#### Outside

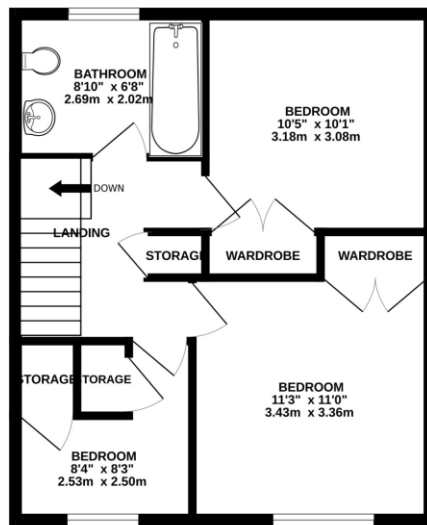
To the front of the property is a mainly lawned fore garden with an adjacent red tarmac driveway providing parking for numerous vehicles and leading to a carport. To the rear is a flagged stone patio area, useful brick built store, mainly lawned garden all screened by timber fencing. There is a concrete pad housing a 1000 litre bunged oil tank.



GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



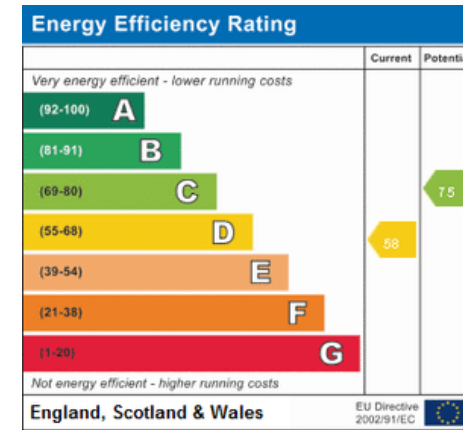
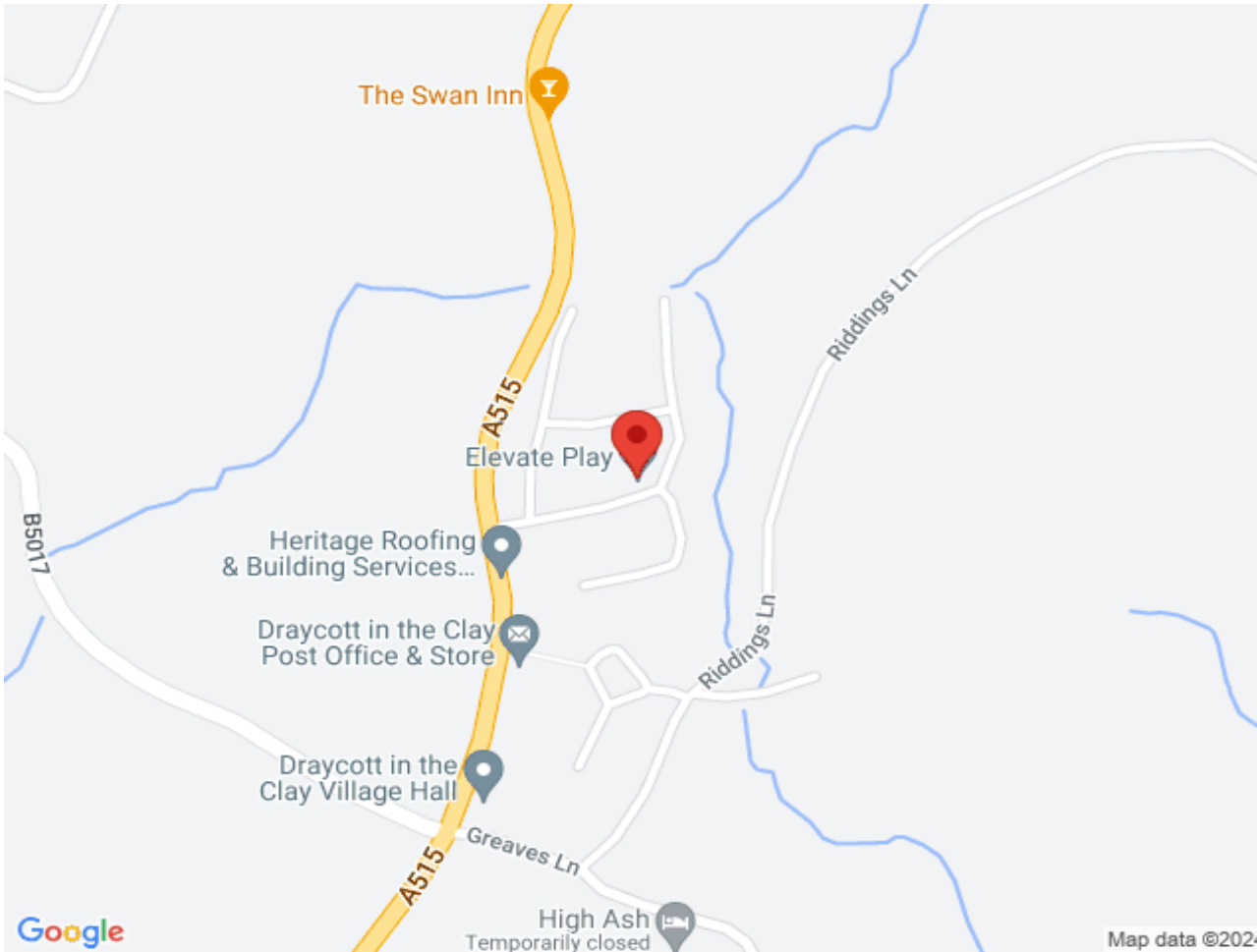
1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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Address:  
19 Hollow Ln

### Services

All mains services are believed to be connected to the property.

### Measurement

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

### Tenure

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

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