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Fishpond Lane
Egginton Derby



Property Description

CONNELLS ARE PLEASED TO PRESENT THE GARDEN HOUSE

Situated on a private road and within the picturesque village of Egginton, this three double bedroom bungalow offers ample living space with two reception rooms, a breakfast kitchen, conservatory and utility room to meet your family needs. The double garage could potentially be converted to extra living space and the rear garden provides several areas of entertainment and enjoyment. The property is being offered with no onward chain and would make an ideal next step for a growing family or downsize for one level living.

Entrance Hall

WOODEN DOOR FROM THE FRONT AND DOUBLE GLAZED WINDOW TO FORE. RADIATOR AND LAMINATE FLOORING, STORAGE AND DOOR TO GUEST W/C, DINING ROOM AND LOUNGE.

Cloakroom

DOUBLE GLAZED WINDOW TO SIDE W/C AND WALL MOUNTED WASH BASIN. RADIATOR.

Lounge

19' 1" x 18' 5" (5.82m x 5.61m)
VERY SPACIOUS ROOM WITH COAL EFFECT FIREPLACE WITH BRICK

SURROUND, RADIATORS, LAMINATE WOODEN FLOORING, DOORS TO INNER LOBBY, KITCHEN DINER, CONSERVATORY, DINING ROOM AND INNER HALLWAY.

Conservatory

8' 9" x 7' 7" (2.67m x 2.31m)
UPVC DOUBLE GLAZED WITH DOORS TO THE GARDEN AND LOUNGE.

Dining Room

9' 6" x 12' 9" MAX (2.90m x 3.89m MAX)
DOUBLE GLAZED WINDOW TO FORE AND SIDE, RADIATOR, LAMINATE FLOORING AND DOOR TO LOUNGE AND INNER HALLWAY.

Kitchen/Diner

19' 6" MAX x 10' 8" MAX (5.94m MAX x 3.25m MAX)
DOUBLE GLAZED WINDOW TO FORE, DOUBLE GLAZED PATIO DOORS LEADING TO REAR GARDEN, INTEGRAL OVEN, ELECTRIC HOB, AND EXTRACTOR. dining AREA, RADIATOR AND TILED FLOOR. DOOR LEADING TO INNER HALL AND UTILITY.

Utility

9' 8" x 5' 2" (2.95m x 1.57m)
DOUBLE GLAZED WINDOW TO REAR AND DOOR TO REAR GARDEN. SINK AND BASE UNITS, SPACE FOR WASHING MACHINE, BOILER AND DOOR LEADING TO DOUBLE GARAGE.

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)

BUILT IN WARDROBES, DOUBLE GLAZED WINDOW TO SIDE, RADIATOR AND DOOR TO EN SUITE.

En Suite

SHOWER ROOM, DOUBLE GLAZED WINDOW TO SIDE, RADIATOR, W/C AND HAND BASIN.

Bedroom Two

14' 2" x 11' 4" (4.32m x 3.45m)

TWO DOUBLE GLAZED WINDOWS TO SIDE, RADIATOR.

Bedroom Three

10' 2" x 9' 9" (3.10m x 2.97m)

DOUBLE GLAZED WINDOW TO SIDE AND RADIATOR.

Bathroom

DOUBLE GLAZED WINDOW TO REAR, BATH, PEDESTAL WASH BASIN, W/C AND RADIATOR.

Garage

19' 7" MAX x 18' 2" (5.97m MAX x 5.54m)

HAVING TWO UP AND OVER GARAGE DOORS TO THE FORE. BENEFITING FROM ELECTRIC AND LIGHTING.

Rear Garden

HAVING A WRAP AROUND GARDEN TO BOTH SIDES WHICH IS PRIVATE AND

ENCLOSED. FEATURING PAVED PATIO, LAWN, TREES AND SHRUBS.

Front Garden

SMALL GARDEN AREA AND DOUBLE DRIVEWAY LEADING TO THE GARAGE WITH UP AND OVER DOORS TO BOTH, ADDITIONAL VEHICLE ACCESS WITH DOUBLE GATES TO THE WRAP AROUND GARDEN.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

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