



**Lime Grove, Ashbourne DE6 1HP**



**welcome to**

**Lime Grove, Ashbourne**

Ashbourne town has a range of local amenities including restaurants, bars and shops. From this property you have excellent transport links with easy access to Nottingham, Derby or Stoke via the A52. Carsington Water, Alton Towers and the Peak District are all within a short drive.



### **Entrance Porch**

Part glazed door and further through a second door into the property.

### **Lounge / Diner**

16' 8" x 11' 11" ( 5.08m x 3.63m )

Has a UPVC window, stairs to the first floor, inset feature recess in Chimney, hard flooring and door off to...

### **Breakfast Kitchen**

11' 9" x 8' 4" ( 3.58m x 2.54m )

Fitted with a contemporary Howdens kitchen; presenting a range of base and eye level storage cupboards with work surfaces. Incorporating a one and a half bowl, single drainer sink with chrome mixer tap, ceramic hob and extractor over the fitted single oven. Having a breakfast bar and ceiling spotlighting, gas boiler, UPVC window and door to...

### **Conservatory**

10' 9" x 9' 7" ( 3.28m x 2.92m )

Spacious UPVC conservatory. With double glazed doors onto the rear garden.

### **First Floor Landing**

Having a UPVC window to the top of the stairs, airing cupboard, access to the loft space and doors to...

### **Bedroom One**

11' 11" x 16' 8" ( 3.63m x 5.08m )

With two feature UPVC windows to the front elevation, laminate flooring and radiator.

### **Bedroom Two**

14' 7" x 6' 10" ( 4.45m x 2.08m )

Has a UPVC window overlooking the rear garden and radiator.

### **Shower Room**

7' 5" x 9' 7" ( 2.26m x 2.92m )

Shower room -Fitted with a three-piece white suite, comprising of vanity sink with cupboard under, low level WC and walk in shower cubicle. Tiled splashback areas, obscured UPVC double glazed window to the rear aspect, heated shower rail and ceiling spotlights.

### **Garden**

A gate provides access to the enclosed, spacious rear garden which is laid to lawn.

### **Garage**

There is parking for multiple vehicles and a single garage with up and over door.



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welcome to

## Lime Grove, Ashbourne

- Two bedrooms
- Modernised throughout
- Garage
- Conservatory
- Great transport links

Tenure: Freehold EPC Rating: D

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**