



**Lathkill Drive, Ashbourne DE6 1SW**



**welcome to**

**Lathkill Drive, Ashbourne**

A well appointed two bedroom 25% shared ownership property in the town of Ashbourne. The property is connected to gas central heating, mains electricity and water. The property briefly comprises in drive, hallway, WC, kitchen and lounge/diner to ground floor. Two bedrooms and bathroom to first floor



### Entrance Hall

8' 7" x 4' ( 2.62m x 1.22m )

Entering through the front door, you are greeted with the hallway. Wooden effect flooring, that carry on into the lounge. The hallway provides access to the downstairs WC, lounge, kitchen and stairs to the first floor.

### Cloakroom

Comprising in radiator, white two piece suite; W.C and sink and complimentary white splashback tiles.

### Lounge/Diner

14' 7" max x 13' 7" max ( 4.45m max x 4.14m max )

The bright room offers wooden look floor, useful understairs storage cupboard, radiator and double patio doors that lead to the rear garden.

### Kitchen

8' 5" x 6' 8" ( 2.57m x 2.03m )

A well equipped kitchen including roll edged counter, wooden look base and wall units with white tile splashbacks. Integrated four ring gas hob, electric oven, sink with window to the front. Plumbing for washer and space for fridge freezer.

### Landing

The space is carpeted and provides access to the bathroom and two bedrooms as well as the loft hatch with ladder.

### Bedroom One

11' 4" plus recess x 10' 1" ( 3.45m plus recess x 3.07m )

A good sized room with useful overstairs cupboard, window to front and radiator.

### Bedroom Two

11' x 7' 5" ( 3.35m x 2.26m )

Carpeted room with window to rear and radiator.

### Bathroom

Contains a three piece suite; shower over bath, sink with chrome mixer taps and WC. Useful shaver point and window to the rear.

### Outside

To the front of the property offers a useful driveway for two vehicles.

The rear garden is accessed from the double doors in the lounge straight onto the patio area, leading onto a lawn space. Fence to boarders with timber shed.



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## **Lathkill Drive, Ashbourne**

- 25% Shared ownership
- Two bedrooms
- Rear garden
- Drive
- 

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£50,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ABN106472 - 0003

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