



Lid Lane, Roston Ashbourne DE6 2EG

welcome to

Lid Lane, Roston Ashbourne

Guide Price £290,000 - £300,000

A three-bedroom semi-detached home with field views, generous garden, and off-road parking, offering excellent renovation potential in a sought-



Entrance Hall

17' 4" x 2' 10" (5.28m x 0.86m)

The property is entered via a warm and welcoming hallway, featuring vinyl flooring that's both stylish and practical, radiator, also the boiler is discreetly housed in this area.

Cloakroom/Wc

Well positioned Cloakroom with WC, wall hung basin, over head storage, window to the side, ceiling light and radiator.

Lounge

13' 7" x 11' 8" (4.14m x 3.56m)

The lounge sits at the front of the property and is bright and inviting, thanks to a large window that fills the room with natural light. A well-placed radiator ensures the space stays warm and comfortable, creating a cosy area for relaxing or entertaining.

Dining Room

11' x 10' 7" (3.35m x 3.23m)

The L-shaped dining room flows naturally into the kitchen, creating a practical and sociable layout with two wall-mounted radiators and a door at the rear opens directly into the garden, allowing easy indoor-outdoor access.

Kitchen

18' 1" x 8' (5.51m x 2.44m)

The kitchen is fitted with a double oven, a four-ring gas/electric hob, and an extractor fan, offering all the essentials for everyday cooking. Tiled flooring provides a clean and practical finish, while the sink sits beneath a side-facing window, bringing in natural light. The layout also offers clear potential for modern reconfiguration to suit individual style or needs.

Utility Room

6' 1" x 4' 5" (1.85m x 1.35m)

A separate utility room provides additional practicality, featuring a radiator, rear-facing window, and a skylight that brings in natural light - perfect for conversion into a laundry or boot room.

Landing

Upstairs, the landing is carpeted with loft access, a side window, two cupboards over the stairs, and spot lighting.

Bedroom One

12' 1" x 9' 3" (3.68m x 2.82m)

The bedroom is a comfortable and well-presented space, featuring a built-in wardrobe for convenient storage, a radiator and rear facing window creating a bright and relaxing atmosphere.

Bedroom Two

12' 3" x 9' 8" (3.73m x 2.95m)

This bedroom enjoys peaceful views overlooking the garden and surrounding fields. It features a built-in wardrobe for convenient storage, a front facing window that frames the scenic outlook, and a radiator.

Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

Bedroom three overlooks the surrounding fields with a front facing window this room also features built in storage, ceiling light and radiator, great space for an office or spare bedroom.

Bathroom

The family bathroom is neatly equipped with an electric shower over the bath, a wash basin, and a WC. A radiator provides warmth, while the rear-facing window brings in natural light and ventilation, creating a functional space.

Outside

To the side, a driveway provides off-road parking, while the rear garden enjoys open field views. The outdoor space includes a patio area, planted borders, underground LPG tank, along with two sheds - the left-hand shed includes power, offering useful storage or workshop potential. With its generous plot and desirable semi-rural setting, the garden offers plenty of space, privacy, and versatility. It provides room for outdoor living, whether for

relaxing, entertaining, or gardening, while enjoying peaceful views of the surrounding countryside.



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welcome to

Lid Lane, Roston Ashbourne

- Charming semi-detached property with three comfortable bedrooms
- Well-presented kitchen
- Outside, a private garden overlooks surrounding fields, providing a quiet rural atmosphere.
- Ideal setting for anyone seeking a relaxed countryside lifestyle.
- A driveway that provides off-road parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in the region of



Please note the marker reflects the
postcode not the actual property

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