

property details **approval form**

64 Lindon Drive, Alvaston, DERBY, Derbyshire, England, DE24 0LN

Date: 27 February 2024

Property Ref and Version: DBY118360 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£290,000

Tenure: Freehold

>> **key features**

- > Extended Semi-Detached House
- > Four Bedrooms
- > Three Reception Rooms
- > Large Kitchen and Utility Room
- > Council Tax Band B
- > Driveway and Large Garden
- > EPC Rating: D

>> **short description**

Situated in Alvaston is this beautifully presented, extended family home boasting three reception rooms and four bedrooms. The property is tastefully decorated throughout and also has the benefit of driveway parking, a large garden, ground floor toilet and utility room.

>> **long description**

This appealing semi-detached family home offers versatile and extended accommodation located on Alvaston's desirable Lindon Drive. The property offers 1930s architecture with a modern and well-configured interior and is superbly located for shops, schools and the excellent local road links including the A50, A52, and the A6.

The property has been tastefully decorated and briefly comprises of; entrance hall with the stairs ascending to the first floor, living room to the front with stunning bay window, kitchen breakfast room to the back with ample storage and fitted units in a sympathetic shaker style, a utility room off, dining room with doors into the rear garden and sloped ceiling with skylight window flooding the room with light, off this room is a further reception room used as a second family sitting room. The ground floor is completed with a modern shower room also with toilet. The first floor landing connects two double bedrooms, the front with the same bay window as the ground floor, the family bathroom which comprises of a white suite including bath with shower over, the original third bedroom has been converted into a usable study space with stairs ascending to the second floor where there have been two further bedrooms converted in the loft space, both benefiting from generous storage in the eaves. The outside of the property offers a block-paved driveway for two vehicles and a generous enclosed rear garden laid to lawn.

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>> **directions**

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>> **room description**

Entrance Hall

With original tiled floor and stairs to the first floor with storage cupboard beneath.

Kitchen Dining Room

With a window to the rear, a roof light, doors with access to the rear garden, matching wall and base units and an integrated oven and hob with extractor over.

Utility Room

Family Room

With a feature fireplace and a radiator.

Shower Room

With a window to the side, corner shower cubicle, WC, wash hand basin and a heated towel rail.

Stairs & Landing

Bedroom One

Having a bay window to the front and a radiator.

Bedroom Two

With a window to the rear and a radiator.

Family Bathroom

Having a window to the front, bath with shower over, WC, pedestal hand wash basin and a heated towel rail.

Stairs & Landing

Bedroom Three

With a window to the rear and access to under eaves storage.

Bedroom Four

Having a roof light and access to under eaves storage.

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>> **room description**

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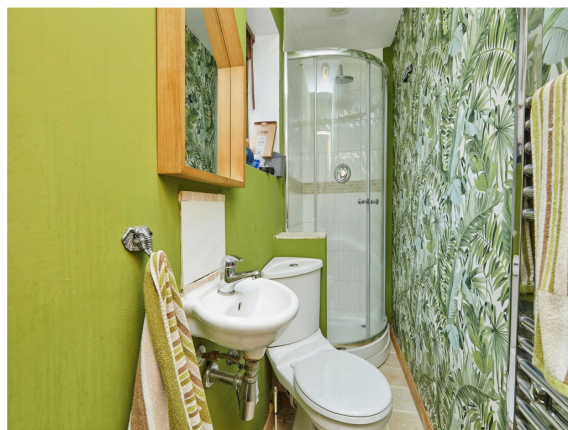
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>> property images



Your Bagshaws Residential office: 32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG
T 01332 361308 E Derby@bagshawsresidential.co.uk

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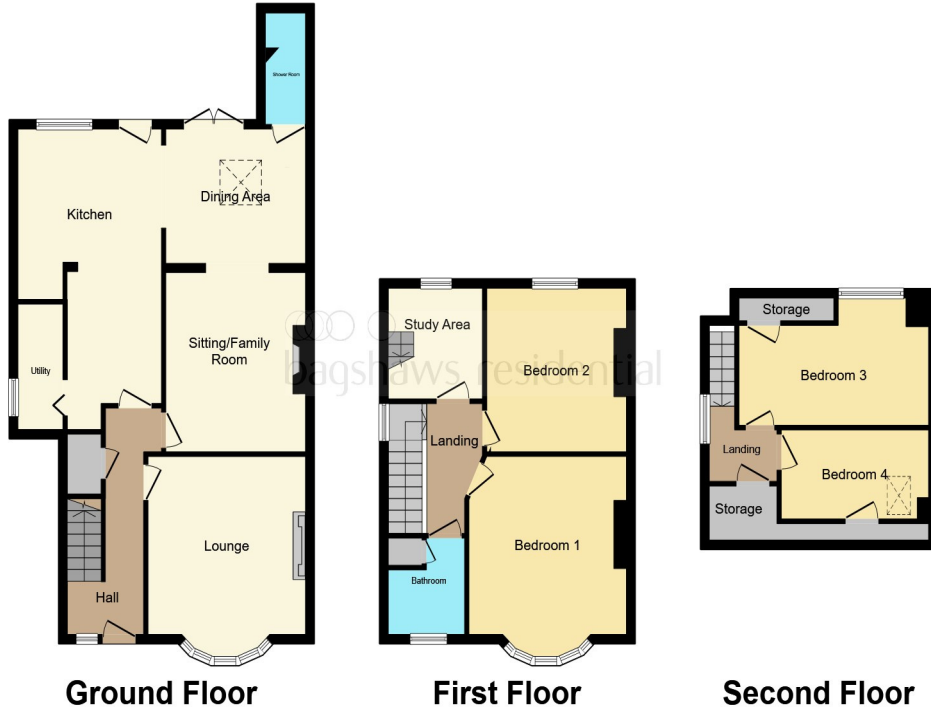
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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

Signature

Date

	Signature	Date
Terence Woodhouse		
Ms H.M. Leedham		

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