









## welcome to

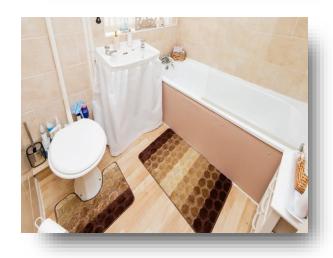
# **Ford Lane, Willington Derby**

Located on Ford Lane in the popular village of Willington, Derby, this three-bedroom terraced home offers spacious living with a lounge, dining room, and kitchen leading to a large garden with outbuildings. Three double bedrooms and a family bathroom provide ample space.













#### **About The Area**

The village offers a selection of shops, pubs, and eateries, as well as highly regarded schools. With its picturesque canal-side setting and easy access to countryside walks, Willington is a desirable place to live. The A38 and A50 provide excellent transport links to Derby, Burton-upon-Trent, and further afield, making it an ideal location for commuters. Willington railway station also offers direct train services to nearby towns and cities.

### Lounge

13' 5" MAX x 12' 3" MAX ( 4.09m MAX x 3.73m MAX )

### **Dining Room**

11' 5" MAX x 8' 5" MAX ( 3.48m MAX x 2.57m MAX )

#### Kitchen

11' 5" MAX x 9' 6" MAX ( 3.48m MAX x 2.90m MAX )

#### **Bedroom 1**

13' 3" MAX x 10' MAX ( 4.04m MAX x 3.05m MAX )

#### **Bedroom 2**

16' 4" MAX x 9' 7" MAX ( 4.98m MAX x 2.92m MAX )

#### **Bedroom 3**

10' 6" MAX x 9' 8" MAX ( 3.20m MAX x 2.95m MAX )

#### Bathroom

6' 3" MAX x 6' 2" MAX ( 1.91m MAX x 1.88m MAX )





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# Ford Lane, Willington Derby

- Three-bedroom terraced home in a sought-after village location
- Driveway to the front with off-road parking
- Spacious lounge to the rear
- Dining room leading to a well-equipped kitchen
- Large rear garden with patio and outbuildings for storage

Tenure: Freehold EPC Rating: C Council Tax Band: A

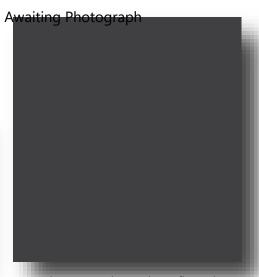
offers in the region of

£220.000









Please note the marker reflects the postcode not the actual property

## view this property online bagshawsresidential.co.uk/Property/DBY120229



Property Ref: DBY120229 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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