

Lens Road, Allestree Derby DE22 2NB

bagshaws residential

welcome to

Lens Road, Allestree Derby

A spacious 3-bed semi-detached home in Allestree with a large driveway, bright lounge, open plan kitchen diner, beautiful rear garden with countryside views and a brook. Perfect for families, with great access to schools, local amenities and scenic surroundings.















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Living Room

18' 9" MAX x 10' 9" MAX (5.71m MAX x 3.28m MAX)

Kitchen/Dining Room

18' 3" MAX x 17' 7" MAX (5.56m MAX x 5.36m MAX)

Utility

5' 4" MAX x 3' 2" MAX (1.63m MAX x 0.97m MAX)

W.C.

4' 5" MAX x 2' 6" MAX (1.35m MAX x 0.76m MAX)

Bedroom 1

11' 8" MAX x 8' 9" MAX (3.56m MAX x 2.67m MAX)

Bedroom 2

8' 9" MAX x 10' 8" MAX (2.67m MAX x 3.25m MAX)

Bedroom 3

10' 8" MAX x 8' 4" MAX (3.25m MAX x 2.54m MAX)

Bathroom

8' 8" MAX x 5' 5" MAX (2.64m MAX x 1.65m MAX)

Toilet

5' 4" MAX x 3' 3" MAX (1.63m MAX x 0.99m MAX)

welcome to

Lens Road, Allestree Derby

- Spacious three-bedroom semi-detached home
- Generous driveway and front garden
- Bright living room with electric fireplace
- Open plan kitchen diner with garden views
- Downstairs WC for added convenience

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

Situated on the ever-popular Lens Road in Allestree, this delightful three-bedroom semi-detached home offers generous living space, a stunning garden and idyllic views-perfect for growing families. To the front, a spacious driveway provides ample off-road parking alongside a well-maintained front garden.

Upon entering, the hallway gives access to a handy downstairs WC, a door leading to the rear, and a bright and airv living room to the front featuring a charming electric fireplace-ideal for cosy evenings. At the rear, the open plan kitchen diner is the heart of the home, with views across the mature rear garden and offering an excellent space for entertaining and family meals.

Upstairs, the property boasts three well-proportioned bedrooms-two to the front and one overlooking the garden to the rear-alongside a family bathroom and a separate WC.

The rear garden is a true highlight: beautifully maintained with established shrubs and trees, offering a tranquil escape with views to the open countryside and the soothing presence of a nearby brook.

Allestree is a sought-after residential suburb of Derby, well-known for its excellent schools, local shops, parks and access to the Peak District. The area combines a family-friendly atmosphere with easy commuter links into Derby city centre, making it an ideal location for families and professionals alike.

£310,000







Please note the marker reflects the postcode not the actual property

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Property Ref: DBY120539 - 0002

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Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk

Coogle

01332 361308

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