



**Lens Road, Allestree Derby DE22 2NB**



**welcome to**

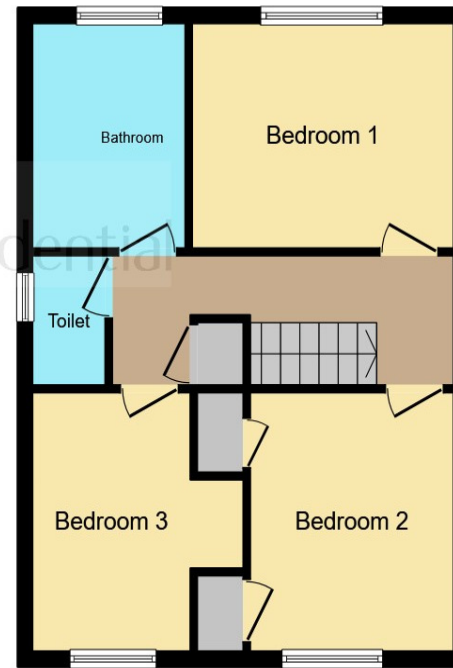
**Lens Road, Allestree Derby**

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.





**Ground Floor**



**First Floor**

### **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 )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **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

**£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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