



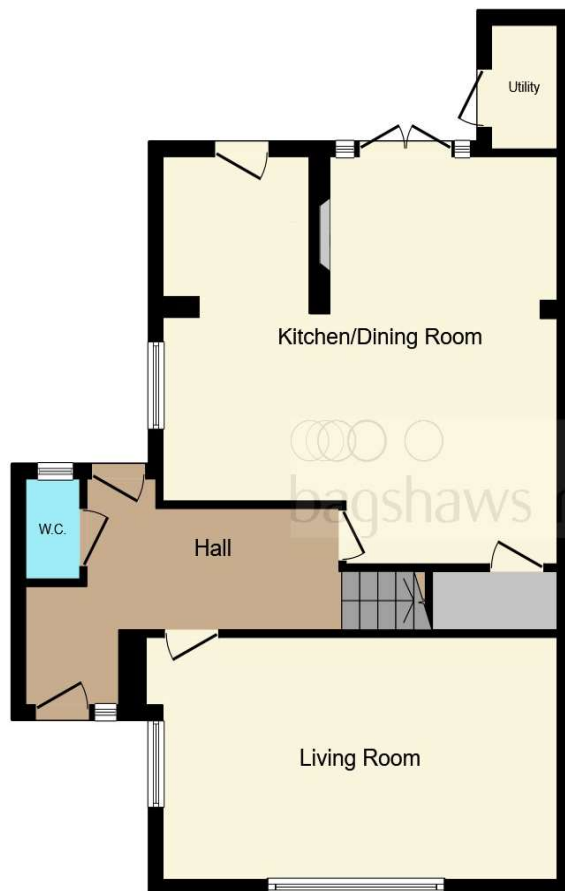
Lens Road, Allestree Derby DE22 2NB

welcome to

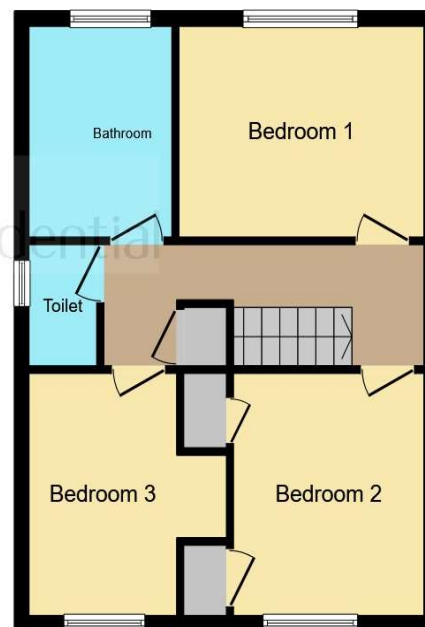
Lens Road, Allestree Derby

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)

Agents Note

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

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: D
Council Tax Band: D

£295,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120539



Property Ref:
DBY120539 - 0004

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk