



**Quintas Lucas Lane, Hilton Derby DE65 5FL**



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**Quintas Lucas Lane, Hilton Derby**

Situated in the sought-after Derbyshire village of Hilton, this four bedroom detached bungalow comprises of an entrance hallway, w/c, lounge, dining room, kitchen, utility, four bedrooms, bathroom, driveway, double-garage, front and rear garden. Boasting plenty of planning potential!



### Entrance Hallway

Upon entry through the porch, the entrance hallway provides access to a w/c, four bedrooms, dining room, shower room and additional storage cupboards.

### Lounge

12' 10" x 17' 11" ( 3.91m x 5.46m )

Accessed through the dining room, a spacious lounge featuring a gas fireplace, finished with carpeted flooring, a radiator, double-glazed window to the side and patio doors opening to the rear garden.

### Dining Room

11' 9" x 13' 10" ( 3.58m x 4.22m )

Dining area finished with carpeted flooring, a radiator, double-glazed window to the rear and sliding doors to the lounge.

### Kitchen

11' 11" x 12' 5" ( 3.63m x 3.78m )

Accessed through the dining room, fitted kitchen comprising of a range of base, wall and drawer units with an integrated one bowl sink and drainer with a mixer tap, induction hob, oven and overhead extractor hood, with space for additional appliances. Finished with tiled flooring, splash back tiling, a double-glazed window to the rear and doors opening to the dining room, utility and to the side of the property.

### Utility

Fitted with base, wall and drawer units with an integrated one bowl stainless steel sink, with space and plumbing for additional appliances. Finished with tiled flooring, splash back tiling and a frosted double-glazed window to the side. Accessed through the kitchen

### Bedroom One

13' 8" x 13' 11" ( 4.17m x 4.24m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed bay window to the front.

### Bedroom Two

14' 11" x 9' 2" ( 4.55m x 2.79m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

### Bedroom Three

11' 3" x 12' 2" ( 3.43m x 3.71m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed bay window to the front.

### Bedroom Four

7' 9" x 11' 6" ( 2.36m x 3.51m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the side.

### Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and shower cubicle. Finished with tiled flooring, tiled walls, spotlights to the ceiling and a frosted double-glazed window to the side.

### External

Externally, to the front, beautifully laid-to-lawn surrounded by mature trees and shrubbery, allowing plenty of privacy, with off-road parking for multiple vehicles. To the rear, predominantly laid-to-lawn, a great space for family gatherings or relaxation, with space for additional structures (subject to planning permission), additionally a double garage providing extra storage.



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## Quintas Lucas Lane, Hilton Derby

- FOUR BEDROOM DETACHED BUNGALOW
- LOUNGE, DINING ROOM AND KITCHEN
- POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING PERMISSION)
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- ESTABLISHED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£475,000**



Please note the marker reflects the postcode not the actual property

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