



Lincoln Avenue
Derby

burchell
edwards



Property Description

We are pleased to offer to the market this two bedroom semi detached property in Alvaston. The property is only a short walk from the main shopping precinct in Alvaston and offers easy access to the A52 and has excellent transport links to East Midlands Airport. In brief the property comprises of: Two bedrooms, lounge, dining room, kitchen, bathroom, drive to the front and garden to the rear.

Lounge

12' 9" max x 11' 4" max (3.89m max x 3.45m max)
With wooden flooring, Log fire with brick surround and bay window to the front of the property.

Dining Room

12' 10" max x 8' 3" max (3.91m max x 2.51m max)
With laminate flooring, fire place, cupboard storage space and door to the side of the property.

Kitchen

9' 7" max x 9' 2" max (2.92m max x 2.79m max)
With tiled flooring, breakfast bar, a range of wall and base units, tiled splash back and door and window to the rear of the property.

Bedroom 1

12' 8" max x 11' 2" max (3.86m max x 3.40m max)
With wooden floor, window to the front of the property and cupboard storage space.

Bedroom 2

8' 3" max x 7' 2" max (2.51m max x 2.18m max)
With laminate flooring and window to the rear of the property.

Bathroom

With vinyl flooring, shower over bath, low level w/c, wash hand basin and window to the rear of the property.









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

To view this property please contact Hall & Benson on

T 01332 607000
E spondon@hallandbenson.co.uk

Pinxton House 75 Sitwell Street Spondon
 DERBY DE21 7FH

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/SPD101851



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPD101851 - 0009