



## 14 Lomond Avenue, Sinfin Derby, DE24 3HH £192,000

A MUCH IMPROVED, TWO-BEDROOMED DETACHED BUNGALOW, enjoying a well-established and popular residential location in the suburb of Sinfin, well-served by local amenities, yet close to open countryside. Requiring internal inspection to be fully appreciated, the property benefits from gas central heating, and UPVC double glazing, and briefly comprises: -

INTERNALLY, side Entrance Hall, generous Lounge, Kitchen with integrated appliances, Two Bedrooms with fitted wardrobes, and modern Shower Room. EXTERNALLY, front garden, driveway affording car standing and potential garage space (subject to planning), and pleasant rear garden. EPC D (exp. 2033), Council Tax Band B.

## 14 Lomond Avenue, Sinfin, Derby, DE24 3HH

### The Property

An appealing gable-fronted detached bungalow, which has seen much improvement in recent years, with early internal inspection highly recommended. The property is ideal for retirement, downsizing, or first time buyer(s), and comprises; entrance hall, lounge, kitchen, two bedrooms, modern shower room, front and rear gardens, and driveway providing car standing and potential garage space, subject to requirements and planning.



### Location

The property is situated in a well-established and popular residential location, on the fringe of Sinfin, close to open countryside, yet within walking distance of Sinfin Centre and an excellent range of local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, eateries, public houses, and schooling. The property is also within easy access of the Rolls Royce works, and the A38 and A50 for commuting throughout the region. A regular bus service operates to Derby city centre.

### Directions

When leaving Derby city centre by vehicle, proceed along Derby Road turning left at the ring road traffic lights onto Warwick Avenue, then at the Cavendish traffic island turn right onto Stenson Road, continuing all the way down to the traffic island at Stenson Fields/Sinfin to turn left onto Grampian Way, then at the Asda traffic island turn right into Arleston Lane, turning right at the traffic island into Farmhouse Road, and following the road round to the right into Deep Dale Lane, before turning left into Lomond Avenue,

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13379.

### Accommodation

Having the benefit of gas central heating, and UPVC double glazing,, the detailed accommodation comprises: -

#### INTERNALLY

##### Side Entrance Hall

Having modern composite, leaded-light double glazed entrance door, central heating radiator, and built-in boiler cupboard housing a Main wall-mounted gas-fired combination boiler providing domestic hot water and central heating.

##### Lounge

5.26m x 3.07m (17'3" x 10'1")

Having feature marble fire surround and marble hearth with fitted electric coal-effect fire, central heating radiator, and UPVC double glazed picture window to the front.



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### Kitchen

2.59m x 2.49m (8'6" x 8'2")

Having oak-effect fittings comprising; four single base units, three single wall units, and one double wall unit with leaded-light glazed door for display purposes, together with stainless steel sink unit with single drainer, integrated stainless steel gas hob with extractor hood and light over, integrated electric oven, ample work surface areas with tiled splashbacks, plumbing for automatic washing machine, central heating radiator, and UPVC double glazed door and window to the rear.



### Front Bedroom One

4.06m x 2.57m plus (13'4" x 8'5" plus)

Measurements are 'plus wardrobe recess'.

Having built-in wardrobes with triple sliding doors, UPVC double glazed window, and central heating radiator.



### Bedroom Two

2.62m x 2.21m (8'7" x 7'3")

Having fitted double wardrobes with sliding doors, UPVC double glazed window, and central heating radiator.



### Modern Shower Room

2.62m x 1.35m (8'7" x 4'5")

Having modern white sanitary ware comprising; low-level WC, wide shower cubicle with electric shower unit and tiled surround, and wash hand basin inset in vanity unit with cupboards and drawers under, together with wet-boarding to the walls, tiled floor, heated chrome towel rail, and UPVC double glazed window.



## EXTERNALLY

### Front Garden

Set back behind a deep front garden, having lawn, and flower borders, with driveway affording car standing spaces, and leading to potential garage space to the rear, subject to requirements and obtaining the usual planning and building regulation approvals.

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### Rear Garden

Pleasant rear garden, enclosed by fencing for privacy, having paved patio, lawns, and flower and shrub borders.



### ADDITIONAL INFORMATION

#### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

#### Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

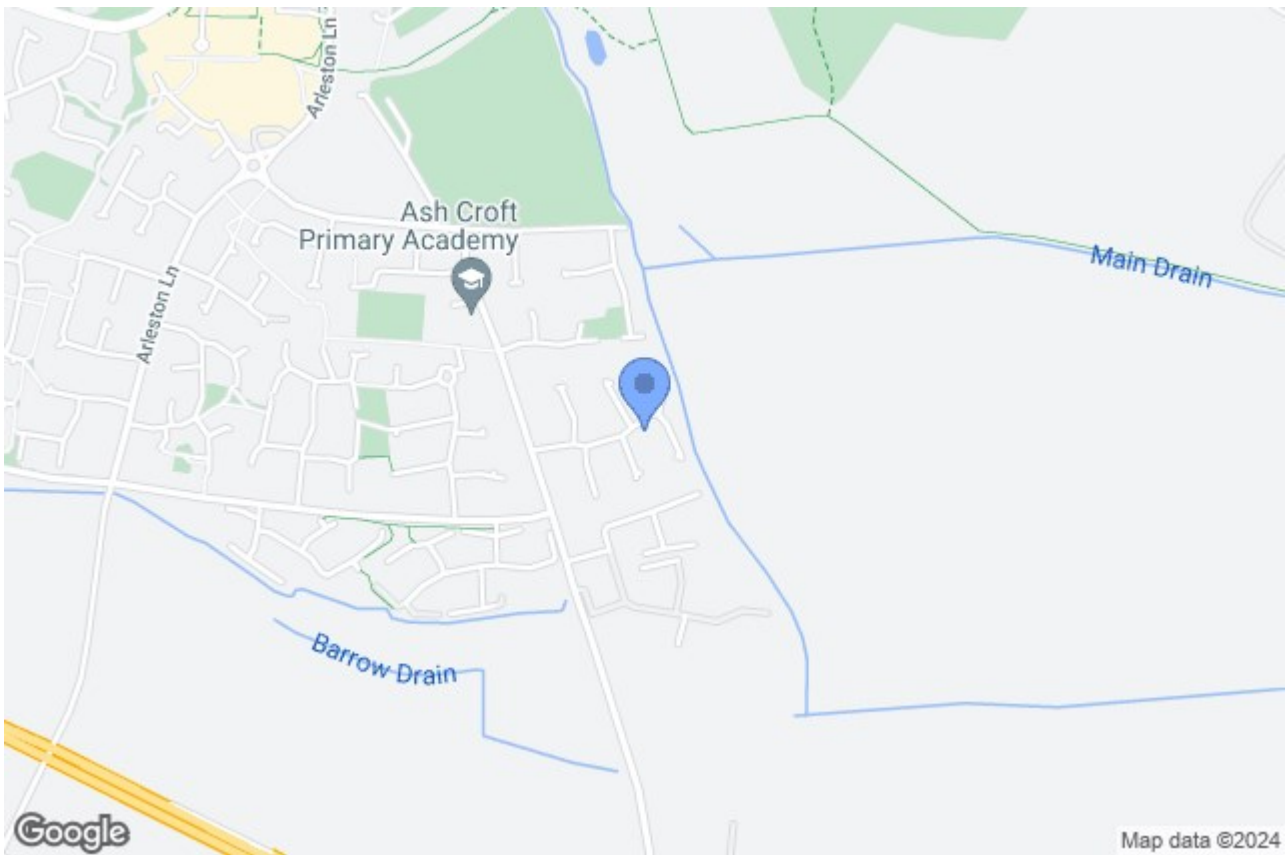
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13379**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

