



24 St. Martins Drive, Desford, LE9 9GW
£285,000



Freehold. NO CHAIN. POTENTIAL DEVELOPMENT OPPORTUNITY (STPP). A well proportioned three bedroom semi detached property located on a large plot of approximately 0.15 acres (0.06 ha) in the sought after village of Desford. Within easy walking distance of a range of local amenities and with convenient access to B582 and A47 and local bus routes. The accommodation briefly comprises: Ground Floor: Hall, Lounge, Kitchen/Diner. First Floor: three Bedrooms and Bathroom. Externally, the gardens are a superb feature of the property. To the front, there is a driveway leading to a single garage and easy maintenance gardens to the rear. The property may offer the potential for development within the rear gardens, subject to planning permission and relevant local authority consents. UPVC double glazing and gas fired central heating.

Hall

3.76 x 1.94 Metres

With UPVC front door and UPVC double-glazed stained-glass window to the side elevation.

Lounge

3.73 x 3.64 Metres

With gas fire on wooden surround along with UPVC double glazed bay window to the front elevation.

Kitchen

3.53 x 5.71 Metres

Fitted with a range of wood effect base units with granite effect work surfaces over. Stainless steel sink with double drainer and New World electric cooker. Plumbing for washing machine. Gas fire on tiled surround. Understairs cupboard. UPVC back door and two UPVC double glazed windows to the rear elevation.

Porch

0.43 x 2.29 Metres

With quarry tile flooring and UPVC double glazed window surrounding and sliding door access to the rear garden.



Landing

With airing cupboard with Worcester gas fired central heating boiler. Loft access hatch and UPVC double glazed window to the side elevation.

Bedroom 1

3.76 x 3.36 Metres

With built in wardrobes and dressing table. UPVC double glazed window to the front elevation.

Bedroom 2

3.04 x 3.36 Metres

With built in cupboard and UPVC double glazed window to the rear elevation.

Bedroom 3

2.27 x 3.08 Metres

With built in wardrobe and UPVC double glazed window to the front elevation.

Bathroom

1.7 x 2.27 Metres

Fitted with a three-piece suite comprising low flush WC, wash hand basin and bath with electric shower over. Splash back tiling. Electric heater. UPVC double glazed window to the rear elevation.





Outside

The 0.15 acre (0.06 ha) plot are a superb feature of the property and may offer potential for further development, subject to planning permission and relevant local authority consents.

To the front elevation, there is a gated tarmacadam driveway leading to a single garage (2.45m x 5.99m) with up and over door, power and lighting. The front gardens are block pave with attractive planted centrepieces.

To the rear, the gardens are sizeable and easy maintenance, being predominantly stoned with paved areas and pathways interspersed. There is a large outbuilding comprising two stores and an external WC, along with a timber shed, summerhouse and greenhouse. The gardens are enclosed by timber fencing and hedging.

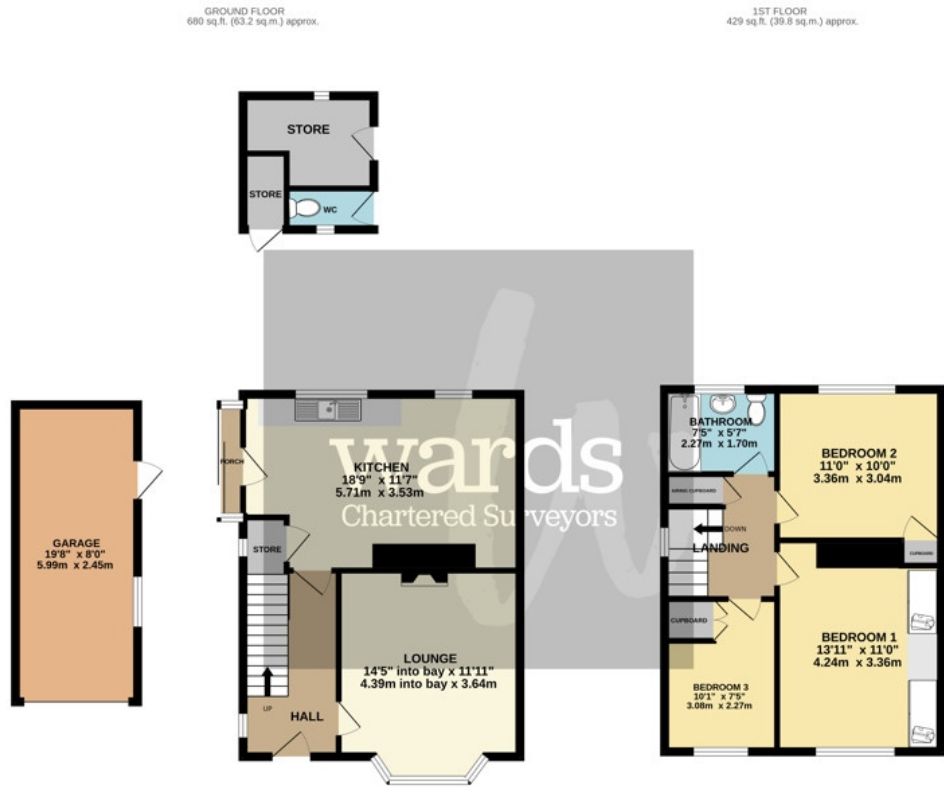


EPC - C(70)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property





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