



Lockington Close, Chellaston, Derby

 2  1  2

Freehold

OIRO £220,000



### Key Features

- Extended Two Bedroom Semi-Detached
- Perfect for First-Time Buyers or Small Families
- Extended Kitchen/Diner | Shaker Kitchen + Appliances
- Snug Lounge
- Two Double Bedrooms
- Three-Piece Bathroom
- EPC rating C





Welcome to your new home at Lockington Close, Chellaston! This delightful two-bedroom semi-detached property offers a perfect blend of modern comfort and homely charm, ideal for first-time buyers or small families. Upon entering, you'll discover a cosy lounge, illuminated by natural light from the elegant bow window, with a staircase leading to the inviting first floor. The heart of the home is undoubtedly the oak shaker kitchen, featuring top-notch appliances including an integrated dishwasher and space for an American-style fridge freezer, perfect for the modern culinary enthusiast.

The thoughtfully extended living space offers a seamless flow, opening via French doors to a beautifully landscaped garden—ideal for entertaining or simply unwinding. The garden boasts a gravelled patio, raised artificial lawn, and a timber decked area, perfect for those dreamy summer evenings.

Upstairs, two well-sized double bedrooms and a sleek, contemporary bathroom await, ensuring luxury and comfort. With ample off-road parking for five vehicles and a single garage, this property ticks all the boxes for convenient and stylish living. Positioned close to a reputable school, this home offers a safe and friendly neighbourhood vibe. Don't miss the chance to make this house your home! Call today for a viewing.

Nestled in the heart of Chellaston, Derby, Lockington Close enjoys a prime location revered for its community spirit and convenient amenities. Chellaston offers a family-friendly atmosphere, bolstered by its proximity to well-regarded schools, making this an attractive choice for families. The property is only a short distance from Chellaston Academy, a noteworthy educational institution that holds an excellent reputation. Fitting seamlessly with modern living requirements, the area offers peace of mind for parents and an enriching environment for children.

The property is located within easy reach of local shops and services, ensuring that daily essentials are never far away. Whether craving a cozy cafe or a vibrant restaurant, residents have access to a variety of dining options suitable for casual or more formal occasions. Additionally, the proximity to major roads such as the A50 and M1 provides seamless connectivity to the surrounding areas and cities, making commutes or leisurely visits to nearby towns and attractions convenient and stress-free.

Outdoor enthusiasts will appreciate the vicinity to open green spaces and parks that Chellaston is lovingly known for. A short drive leads to the stunning Elvaston Castle Country Park, offering picturesque landscapes and a plethora of walking trails for weekend adventures. The area is ripe for leisurely strolls, energetic hikes, or serene picnics, contributing to a healthy and active lifestyle.

## ACCOMMODATION

**ENTRANCE HALLWAY**  
1.28m x 0.85m (4'2" x 2'10")

**LOUNGE**  
4.45m x 3.7m (14'7" x 12'1")

**EXTENDED KITCHEN/DINER**  
6.3m x 3.69m (20'8" x 12'1")

## FIRST FLOOR

**BEDROOM ONE**  
3.69m x 2.59m (12'1" x 8'6")

**BEDROOM TWO**  
3.69m x 2.64m (12'1" x 8'8")

**BATHROOM**  
2.76m x 1.5m (9'1" x 4'11")

**SINGLE GARAGE**  
6.4m x 2.68m (21'0" x 8'10")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

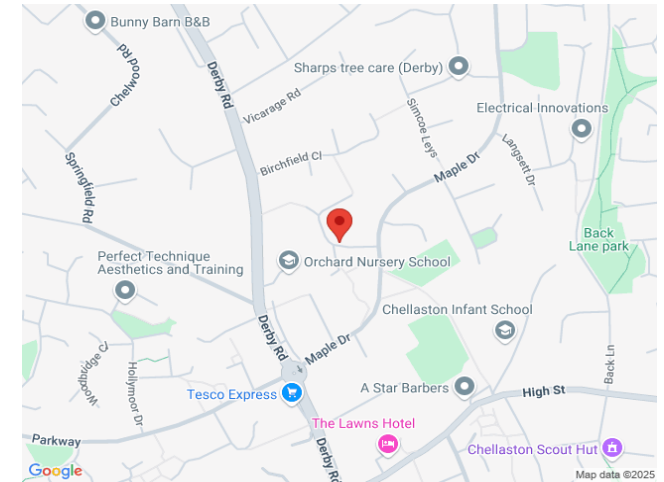
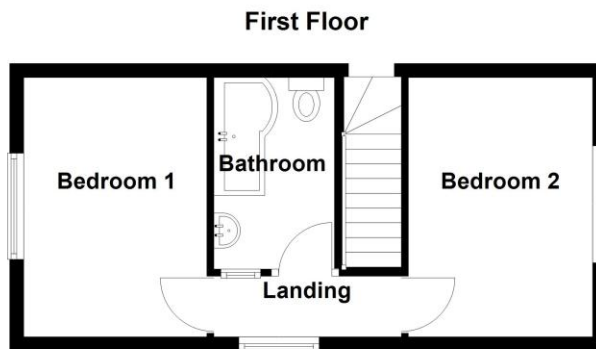
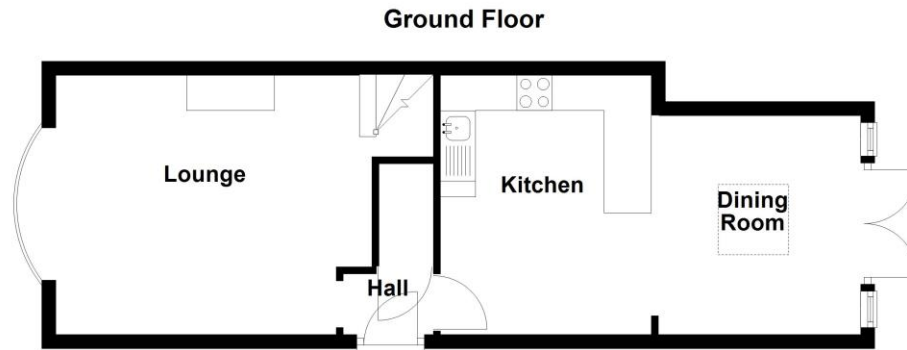
## HOW TO GET THERE:-

Postcode for sat navs: DE73 6XD

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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