



## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

## Viewings Strictly By Appointment Only

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You are NOT obliged to use our preferred partner services.

44 Gravel Pit Lane, Spondon, DE21 7DB | **£239,950 (Freehold)**

An early viewing is highly recommended of this three bedroomed detached family home set back from Gravel Pit Lane which lies close to Spondon village. The property benefits from gas fired central heating, UPVC double glazing, ample off road parking, good size garage and mature rear garden with a pleasant outlook to the rear elevation overlooking playing fields.

- WELL APPOINTED AND PRESENTED FAMILY HOME
- PLEASANT OUTLOOK TO REAR ELEVATION
- AMPLE OFF ROAD PARKING AND GOOD SIZE GARAGE
- EARLY VIEWING RECOMMENDED
- EPC RATIING D







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*A Moving Experience*

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## Full Description

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In brief, the accommodation comprises:- side reception hallway, lounge with feature fireplace, separate dining room with useful deep downstairs storage cupboard and French doors opening to a conservatory and fitted kitchen. To the first floor, the landing provides access to three bedrooms, master bedroom with fitted floor to ceiling wardrobes to one wall and the two rear bedrooms with views over playing fields and modern bathroom with a three piece suite.

Outside, as previously mentioned the property is set back from the road and is approached via a driveway providing ample off road parking which continues to the side of the property and to a detached garage. There is an enclosed and good size rear garden which enjoys a sunny aspect.

Gravel Pit Lane is well situated for Spondon village and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre. There are excellent road links for the A52, M1 Motorway and access for Nottingham East Midlands Airport.

## Measurements & Details

**Side Reception Hallway:**

**Pleasant Lounge:** 16' 0" x 10' 3" (4.87m x 3.12m)

**Fitted Kitchen:** 8' 5" x 7' 4" (2.56m x 2.23m)

**Separate Dining Room:** 11' 6" x 8' 2" (3.50m x 2.49m)

**Conservatory:** 8' 9" x 7' 8" (2.66m x 2.34m)

**First Floor Landing:**

**Double Bedroom One:** 16' 1" x 10' 3" (4.90m x 3.12m)

**Double Bedroom Two (with views to rear elevation):** 9' 8" x 8' 5" (2.94m x 2.56m)

**Bedroom Three (with views to rear elevation):** 8' 5" x 5' 9" (2.56m x 1.75m)

**Modern Bathroom:** 5' 9" x 5' 4" (1.75m x 1.62m)

**Outside:**

The property is set back from Gravel Pit Lane and is approached via a driveway providing ample off road parking for a number of vehicles. There is gated access leading to the rear garden and GARAGE 17'8" x 9'5" with up and over door, light and power. There is a good size, enclosed and mature rear garden which benefits from playing fields to the head of the garden and includes a paved patio area with lawned area beyond, mature shrubs and trees.

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