



**140 Cole Lane, Borrowash
Derby, DE72 3GP**

Three bedroom extended semi detached house situated in a desirable location on Cole Lane Borrowash, opposite open fields. The property has a good size kitchen diner which leads out onto the rear garden, a large extended sitting room which also backs onto the garden and ample off road parking on a walled tarmac driveway in front of the house. This wonderful family home is well presented throughout, is UPVC double glazed and gas centrally heated. There is a convenience store within a short walk, Collyer's Nursery with it's popular cafe is located at the end of the road in one direction, whilst in the other is a footbridge to Ockbrook, where there are a number of country pubs and eateries. Borrowash village centre is also close by, benefiting from a wealth of amenities, including a Post Office, Supermarket and Birds Bakery. Road links are excellent with swift access to Derby via the A52, plus there are bus routes between Derby and Nottingham.



£249,950

Hallway

A covered porch leads to a UPVC double glazed front to a spacious hallway with stairs leading to the first floor, a central heating radiator, a glazed door to the sitting room and one to the kitchen.

Sitting Room 20' 11" x 13' 1" (6.37m x 3.98m)

Large sitting room which has been extended to the rear with a pitched roof extension. There is a feature fireplace with an electric fire, a central heating radiator and a TV point.

Kitchen/Diner 19' 3" x 9' 8" (5.86m x 2.94m)

Fitted with a matching range of base and eye level units with laminate worksurfaces and space for appliances including a tall fridge freezer, gas cooker, dishwasher and a washing machine. There is a UPVC double glazed window to the front which overlooks the fields, a UPVC double glazed back door to the rear garden, a ceramic tiled floor covering, central heating radiator and space for a large dining table. There is also access to an under stair storage cupboard which contains the wall mounted gas boiler.

Bedroom 1 13' 6" x 9' 11" (4.11m x 3.02m)

UPVC double glazed window to the rear, a range of fitted wardrobes with sliding mirror doors and a central heating radiator.

Bedroom 2 10' 9" x 9' 9" (3.27m x 2.97m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 8' 4" x 8' 1" (2.54m x 2.46m)

UPVC double glazed window to the front, a fitted wardrobe and a central heating radiator.

Bathroom 7' 6" x 6' 6" (2.28m x 1.98m)

Three piece suite including a panel bath with an electric shower over, a pedestal wash basin and WC. There is also a UPVC double glazed window to the side and a central heating radiator.

Garden

The rear garden has a covered patio area off the back of the kitchen, a level lawn and a timber shed. To the side of the property is a timber utility space with power and lighting. There is a doorway to the front and it is open to the rear.



Disclaimer

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Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

