

*Everington
& Ruddle*



Green Lane, Ockbrook, Derby

From **£279,950**

NO UWARD CHAIN. A beautifully presented THREE BEDROOM COTTAGE, modernised throughout to a very high standard. There is a good size garden with rear foot access, two reception rooms, a ground floor WC and a modern and stylish family bathroom on the first floor. The property is fully PVCu double glazed and has a Baxi combination boiler fueling the central heating and hot water. There is also a hallway which divides access to the reception rooms and a modern shaker style kitchen, which leads out into the garden. Green Lane is an establish location within the popular village of Ockbrook with views over countryside which surrounds the area.

- Village location
- Good size private rear garden
- Four village pubs within walking distance
- Two reception rooms
- Amenities close by

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

**Contact Everington & Ruddle on; 01332 669600
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Hallway

Ceramic tiled flooring and a central heating radiator.

Living Room 11' 11" x 9' 9" (3.63m x 2.97m)

PVCu double glazed window to front, open fireplace in brick surround, central heating radiator, meter and store cupboard, coved ceiling, TV point and a gas point.

Dining Room 12' 10" x 10' 8" (3.91m x 3.25m)

PVCu double glazed window to rear, open fireplace with brick surround timber mantle and electric stove, central heating radiator, access to the under stair storage cupboard, a door leading to the kitchen and access to the staircase which leads to the first floor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales EU Directive 2002/91/EC		



Kitchen 11' 1" x 7' 2" (3.38m x 2.18m)

Fitted with a matching range of base and eye level units including underlighting, drawers, laminate worktops and a stainless steel sink unit with mixer tap. There is also an integrated fridge/freezer, plumbing for a washing machine, a built-in electric fan assisted oven, four ring halogen hob with extractor hood over, PVCu double glazed window to side, a central heating radiator, ceramic tiled flooring, access to the WC and a PVCu double glazed stable door to the rear garden.

WC

PVCu double glazed window to rear, wash hand basin, WC, ceramic tiled flooring and a central heating radiator.

Bedroom 1 12' 10" x 11' 10" (3.91m x 3.60m)

PVCu double glazed window to the front, a central heating radiator and coving to the ceiling.



Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)

PVCu double glazed window to the rear, a central heating radiator, coving to ceiling and a door to the over stair storage cupboard.

Bedroom 3 7' 3" x 7' 0" (2.21m x 2.13m)

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

Family Bathroom 7' 2" x 4' 3" (2.18m x 1.29m)

Modern refitted bathroom with three piece suite comprising a P shaped panelled bath with an electric shower over and glass screen, corner wash basin, WC, ceramic wall tiles, PVCu double glazed window to the side, vinyl flooring and a chrome heated towel rail.

Outside. To the rear of the plot is a footpath which gives good access to the rear garden which has a spacious patio area off the back of the house, a level lawn and a substantial timber shed.