

2 Bed Bungalow - Detached

Offers over £210,000

 Lorraine Close, Shelton Lock, Derby, DE24 9EX



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Occupying a delightful cul de sac position within this highly regarded locality is this modern detached bungalow offering immense potential to improve further. Gas central heating and UPVC double glazing. In brief; Reception hall, lounge / dining room, kitchen, light and spacious conservatory, two bedrooms and shower room. Outside are low maintenance gardens to front and rear together with a detached brick garage. The property is sold freehold. Council tax band C. Energy rating.

Reception Hall

Having feature UPVC opaque double glazed entrance door.

Lounge/Dining Room 17'4" x 12'4" (5.3 x 3.76)



Having a feature wooden fire surround with marble hearth and matching back plate, electric coal effect living flame fire, television and BT connection points and full width double glazed sliding patio doors leading to the:-



Conservatory 11'3" x 7'5" (3.44 x 2.27)



Having UPVC double glazed windows with matching French door giving views and access over the rear garden.

Kitchen 10'6" x 6'9" (3.22 x 2.06)



Having a range of wall and base cupboards with laminated working surfaces, inset four burner gas hob with electric oven and grill, space and plumbing for automatic washing machine, complimentary ceramic tiled walls with contrasting vinyl floor, double glazed window to side aspect and UPVC opaque double glazed door.



Bedroom One 13'0" x 8'0" plus wardrobe depth (3.97 x 2.45 plus wardrobe depth)



Having a range of full width wardrobes, radiator, access to roof space, airing cupboard (housing the Worcester wall mounted combination gas boiler) and UPVC double glazed window to front aspect.

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Bedroom Two 9'7" x 8'0" (2.93 x 2.46)



Having a range of built in wardrobes and double glazed window to front aspect.

Shower Room



Having white three piece suite comprising; concealed flush wc, pedestal wash hand basin and quadrant shower cubicle with electric shower, melamine panelled splash backs, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a delightful private cul-de-sac position, at this popular residential address. To the front and side is a block paved fore court and driveway with twin wrought iron security gates offering ample car parking and leading to the detached brick garage, measuring internally 4.66 x 2.52, having up and over door, power and light. The rear garden is low maintenance, enclosed by close panelled fencing, laid to a patio area with shrubbed borders and cold water tap.



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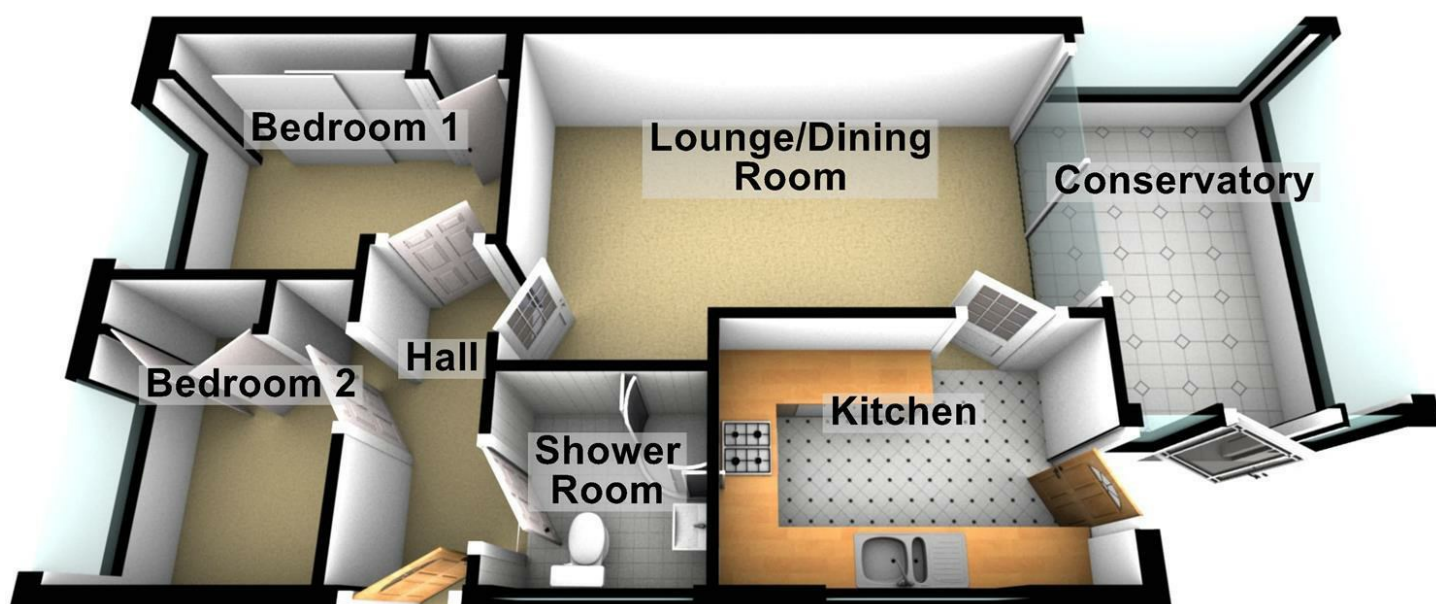
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) A			
(31-35) B			
(27-31) C			
(23-27) D			
(19-23) E			
(15-19) F			
(11-15) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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