



Park Lane  
Allestree Derby



## Property Description

A detached two bedroom family home in the ever popular location of Allestree, Park lane is in close proximity to a wide variety of local amenities such as; schools , local shops , bus routes, major road links and easy commute to the city. in brief the property comprises of ; an entrance hallway allowing access to all areas of the lower floor and stairs leading to the first floor. The ground floor includes, the lounge , dining room and kitchen. To the first floor are two double bedrooms and the shower room. Outside there is off road parking and a double garage which is below the property with steps to the side leading to the front door. To the rear there is a private enclosed garden mainly laid to lawn with fenced boundaries. This property needs to be viewed to truly be appreciated.

## Entrance Hallway

A welcoming entrance hall offering access to to the lounge, dining room and kitchen. There is also a handy understair storage cupboard.

## Lounge

17' 9" x 9' 7" ( 5.41m x 2.92m )

Having two double glazed windows to the front, radiator, fireplace with gas fire, wall lights, spot lights, ceiling light and carpet flooring.

## Dining Room

9' 9" x 9' 7" ( 2.97m x 2.92m )

Having two double glazed widows to the side and rear, radiator and carpet flooring.

## Kitchen

13' 3" x 9' ( 4.04m x 2.74m )

A fitted kitchen offering base units with complementary Oak work surfaces with an inset sink and drainer unit with mixer tap over. There is a fitted electric Hisense oven and hob, space and plumbing for a washing machine and dishwasher and space for a free standing fridge/freezer. There are double glazed widows to the side and rear, radiator, tiling to the splash backs and a door to the side.

## Bedroom One

11' 6" x 11' 3" ( 3.51m x 3.43m )

Having a double glazed window to the front, radiator, eaves storage and carpet flooring.

## Bedroom Two

11' 9" x 10' 1" ( 3.58m x 3.07m )

Having a double glazed windows to the side and rear, fitted wardrobes with access to eaves storage, radiator and carpet flooring.

## Outside

Externally to the front of the property there is a driveway with ample off road parking, access to the garage and steps leading up to the property.

To the side/rear you will find a low maintenance garden which is mainly laid to lawn and secured with fenced boundaries.

## Double Garage

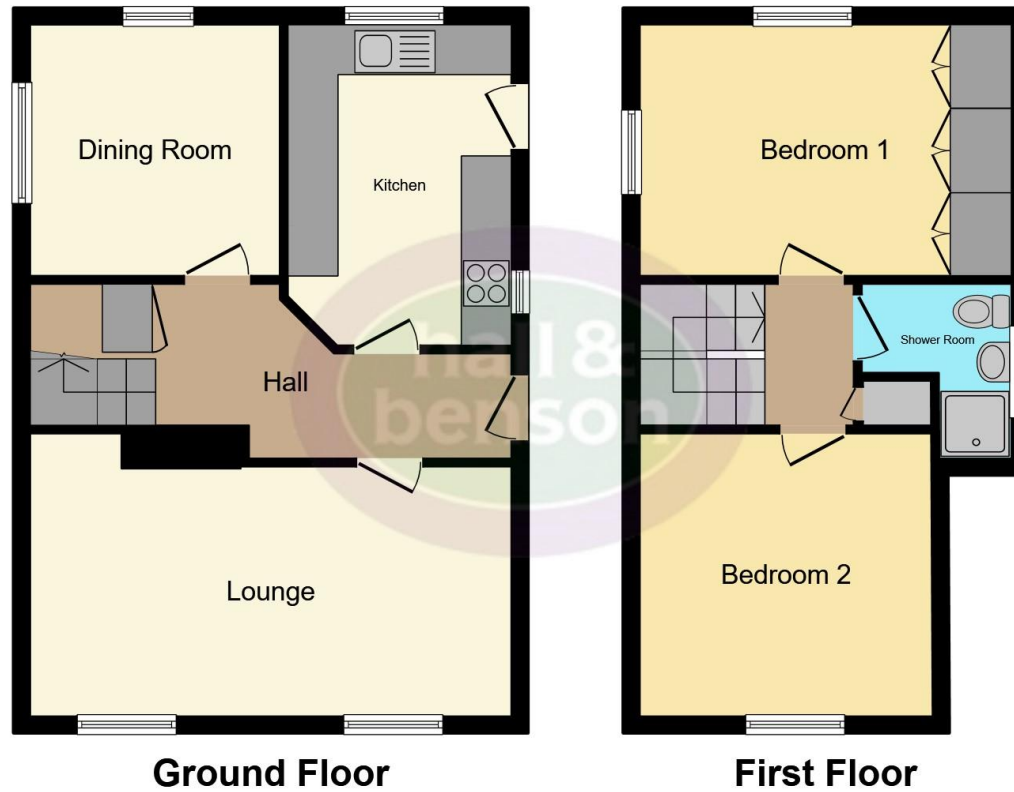
17' 9" x 16' 1" ( 5.41m x 4.90m )

Accessed via a electric up and over door and having power, electric and water. The boiler is also housed in the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: ATR102437 - 0007