Lundie Close

Stenson Fields, Derby, DE24 3AN







A charming two-storey home offering flexible accommodation, including three double bedrooms, a bathroom, ground floor WC, kitchen, a versatile ground-floor living/dining room and a bright conservatory. Extensive parking, garage and south facing low maintenance garden.

£260,000

John German

Entrance to the property is via a spacious porch with ample hanging space for coats, wood panelling and shelving. The inner hallway has stairs rising to the first floor and doors leading off to the ground floor living spaces and to the guest WC.

The kitchen is located at the back of the house overlooking the rear garden, fitted with a comprehensive range of base and eye level units with pull out vegetable drawers, roll edge worksurfaces, inset stainless steel sink unit with mixer tap with window above, ceramic tiling, integrated fridge and freezer, washing machine, dishwasher and a range cooker.

The large through lounge diner has a picture window overlooking the front elevation and patio doors open into the conservatory, a feature fireplace off set along the inner wall from a focal point for the room, leaving plenty of space for soft furnishings and a family sized dining table.

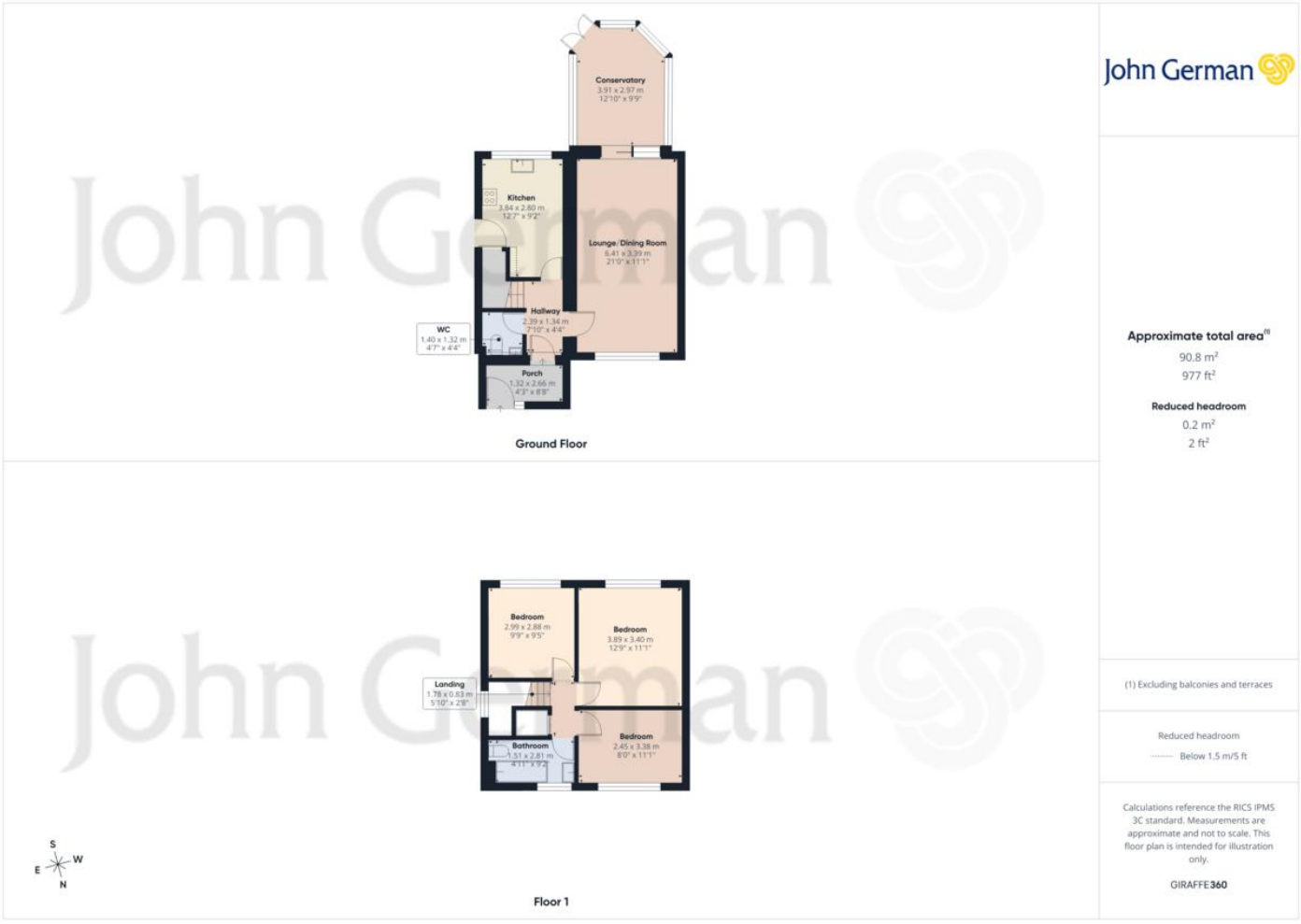
The brick-built double glazed conservatory has French doors onto the garden, a ceiling fan light, power and a central heating radiator.

On the first floor are three double bedrooms served by a family bathroom with full height ceramic tiling a panelled bath with shower over, low flush WC and a pedestal wash basin.

Outside, the property is set back from the road behind a patterned concrete driveway with gravelled beds. To the side, double gates provide access to further parking and to the detached single garage. The rear garden has also been landscaped with pressed concrete paving creating an attractive low maintenance space ideal for outdoor entertaining.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23112026
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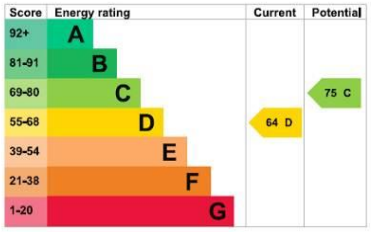

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