Fletcher & Company

105 Sinfin Avenue, Shelton Lock, Derby, DE24 9EY

Offers Around £210,000

Freehold



- No Upper Chain
- Well-Presented
- Extensive Driveway & Garage
- Low Maintenance Rear Garden
- Hall with Lounge/Dining Room Off
- Fitted Kitchen
- Good Sized Conservatory
- Two Bedrooms & Shower Room
- Close to Local Amenities
- Viewing Highly Recommended





Summary

This is a tastefully presented, two bedroom detached bungalow occupying a popular and convenient location on Sinfin Avenue in Shelton Lock.

The property is sold with the benefit of no upward chain, is in good condition both materially and decoratively and features double glazed and gas central heated accommodation comprising entrance hall, lounge/dining room, fitted kitchen, conservatory, two bedrooms and well-appointed shower room.

The property is set well back behind a gravelled, low maintenance fore garden with a tarmac driveway providing ample off-road parking and secure gated access through to a continuation of the driveway and a detached single garage.

To the rear is a very private, low maintenance garden which is paved for ease of maintenance and is bounded by close slat timber fencing.

The Location

Shelton Lock is a popular location South of Derby city centre, close to amenities within Shelton Lock itself, as well as Chellaston and Allenton. The regular bus service runs along Sinfin Avenue into Derby city centre. Shops can be found within close proximity as well as walks in the open countryside. The property is convenient for the A50 and A38.

Accommodation

Hallway

7'8" x 4'3" (2.35 x 1.30)

A panelled and double glazed entrance door provides access to the hallway with central heating radiator, storage cupboard and multi-pane door to the spacious lounge/dining room.

Spacious Lounge/Dining Room

17'0" x 10'11" (5.19 x 3.35)

Having a feature fireplace with decorative surround, raised hearth and interior with electric fire, central heating radiator, decorative coving and double glazed window to front.





Fitted Kitchen

11'10" x 7'9" (3.62 x 2.38)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over, built-in oven, appliance spaces currently housing a fridge, freezer and washing machine (all available by separate negotiation), central heating radiator, pantry, double glazed window to front and panelled and double glazed door to side.





Conservatory

15'1" x 8'5" (4.62 x 2.57)

A quality, double glazed conservatory with tiled flooring incorporating underfloor heating and French doors to garden.



Bedroom One

12'9" x 10'11" (3.91 x 3.34)

With central heating radiator and double glazed window to rear.



Bedroom Two/Dining Room

9'6" x 7'9" (2.91 x 2.38)

Having a central heating radiator, bifold doors to airing cupboard housing the recently installed boiler and double glazed French doors to the conservatory.



Shower Room

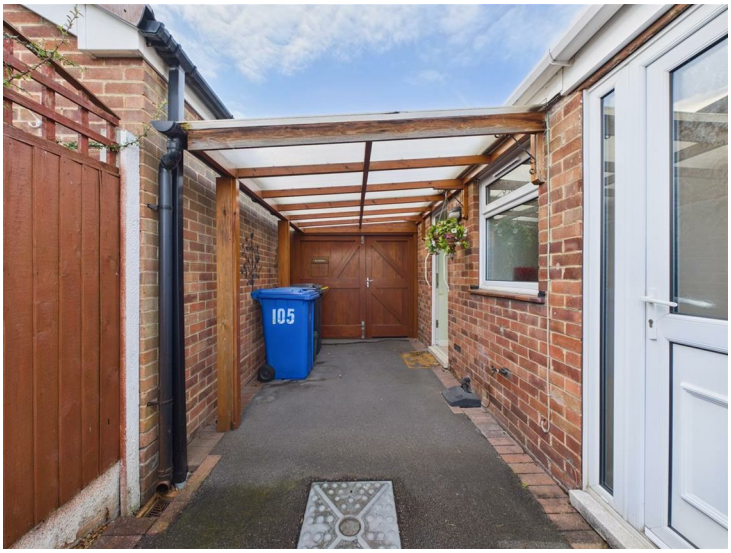
7'7" x 4'4" (2.32 x 1.34)

Comprising low flush WC, vanity unit with wash handbasin and storage beneath, good sized shower cubicle, central heating radiator and double glazed window to side.



Outside

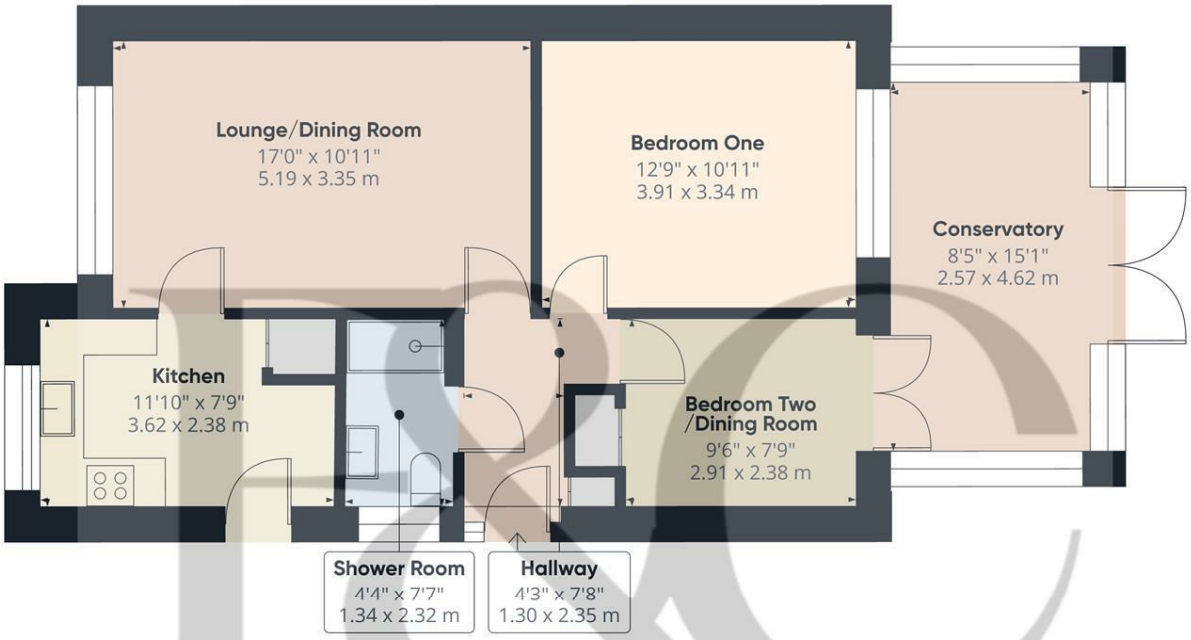
The property is set back behind a low maintenance, gravelled fore garden with tarmac driveway providing off-road parking. There are secure gates down the side of the property leading to a detached single garage. To the rear of the property is a low maintenance, private garden with paving and close slat timber fencing.







Council Tax Band C





Approximate total area(1)

712 ft²

66.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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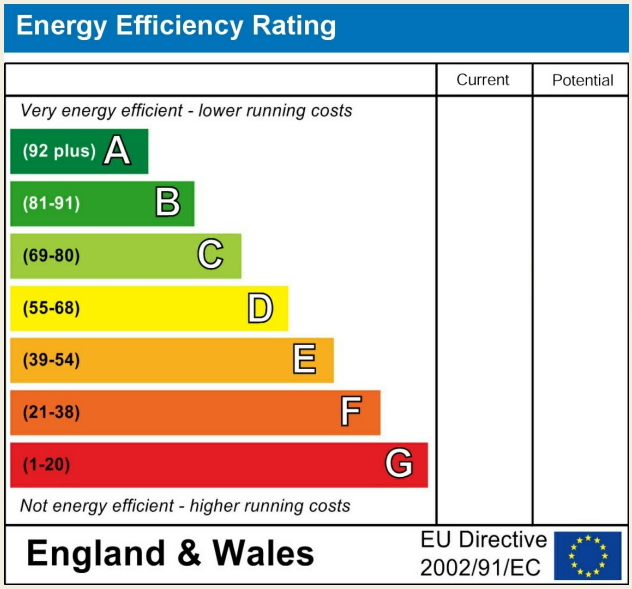

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Council Tax Band: C
Tenure: Freehold