

# Morley Lane

Little Eaton, Derby, DE21 5AH



Highly deceptive bungalow sat in a corner position on the edge of the village perfect for families or couples with nearby village amenities and countryside walks.

The property has been well maintained with a modern fittings throughout and a low maintenance private rear garden.

Ecclesbourne School catchment area.

**NO UPWARD CHAIN**

**£315,000**



**John German**

On entering the property an "L" shaped hallway provides access to the living spaces starting with the kitchen which is fitted with a range of modern base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, built-in eye level oven, induction hob with extractor hood over, space for an American style fridge Freezer, dishwasher and washing machine. A serving hatch opens into the lounge diner along with windows to the front and side. An entrance door leads into a side porch which in turn gives access to the rear garden.

The lounge diner features a large picture window which overlooks the garden with plenty of space for a dining table as well as a soft furnishings.

There are two excellent double bedrooms and a good sized single bedroom served by the family bathroom which is fitted with a modern suite comprising low flush WC, pedestal wash basin, panelled bath and a separate shower enclosure, full height ceramic tiling and a window to the front.

Outside to the front of the property is a newly tarmaced driveway providing side by side off road parking for at least two cars with separate shared access down the driveway to a brick built single garage.

There is gated access to the side and steps leading down to a sheltered rear garden which enjoys a good degree of privacy and is designed to be low maintenance with artificial grass and a decked seating area.

Planning permission was accepted last year to demolish the garage, add a new kitchen/ diner and create a fourth bedroom and another bathroom. Full details of the planning permission granted can be found on the Erewash Borough Council website Planning reference: ERE/0924/0001

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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/>

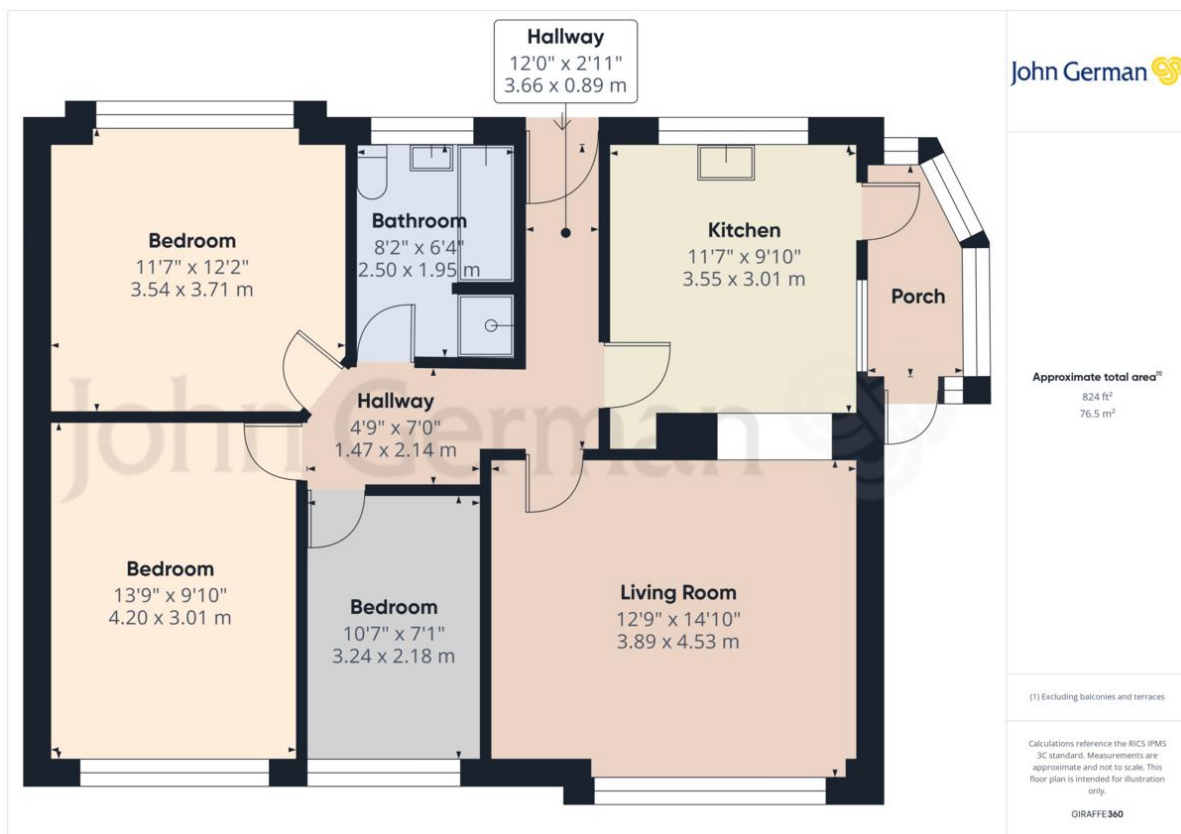
**Local Authority/Tax Band:** Erewash Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29072025

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Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

#### Agents' Notes

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