

151 Lambourn Drive, Allestree, Derby, DE22 2US

Offers In The Region Of £329,950
Freehold



- Ecclesbourne School Catchment Area
- Popular Location in Allestree
- Double Glazed & Gas Central Heated
- Lounge
- Dining Room & Kitchen
- Three Bedrooms – Bathroom/WC
- Pleasant Garden
- Driveway & Garage
- Close to Excellent Amenities & Allestree Park





Summary

A well-positioned, three bedroom, detached residence set within Ecclesbourne School catchment area in highly sought after Allestree.

This is a double glazed and gas central heated accommodation comprising entrance hall, spacious lounge and dining room with kitchen off. The first floor accommodation features three bedrooms, a bathroom and a separate WC.

To the rear of the property is a pleasant, well-established garden. To the front of the property is a good sized driveway leading to an integral single garage.

F&C

The Location

Allestree is a popular suburb with a good range of schooling including Portway and Lawn primary schools in Allestree and Walter Evans in Darley Abbey. There is easy access to a range of facilities on the A6, Blenheim Parade and Park Farm shopping centre. There is also a regular bus service into Derby City centre from the A6 and excellent transport links nearby. Allestree Park and lake are also within easy reach.

Accommodation

Ground Floor

Porch

5'1" x 3'7" (1.55 x 1.11)

A UPVC double glazed entrance door provides access to hallway.

Lounge

21'10" x 10'9" (6.66 x 3.29)

Featuring a fireplace with decorative surround, granite hearth and electric fire, central heating radiator, window to front and French doors to dining room.



Dining Room

15'1" x 8'8" (4.61 x 2.65)

Having a central heating radiator, window to side and patio door to rear.



Kitchen

9'10" x 8'2" (3.00 x 2.51)

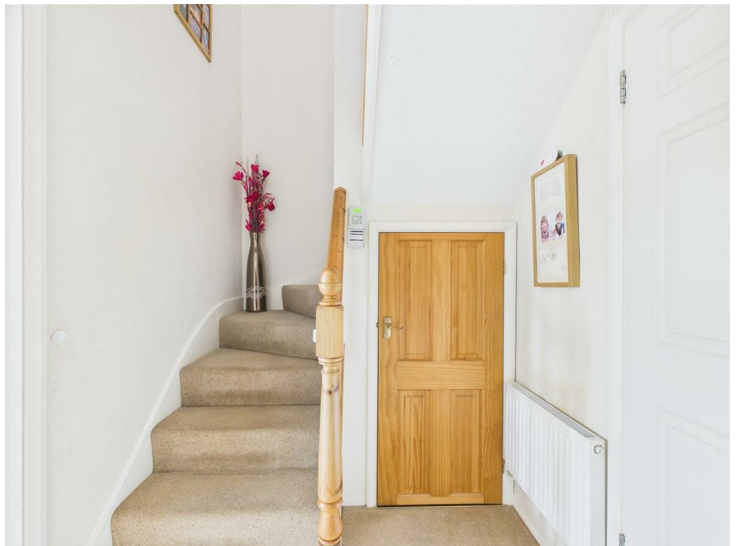
Comprising granite effect worktops with tiled surrounds, inset sink unit with mixer tap, four plate gas hob with built-in oven beneath and extractor hood over, appliance space suitable for fridge freezer and double glazed window and door to rear.



Inner Hallway

5'8" x 5'0" (1.74 x 1.53)

With staircase to first floor.



First Floor Landing

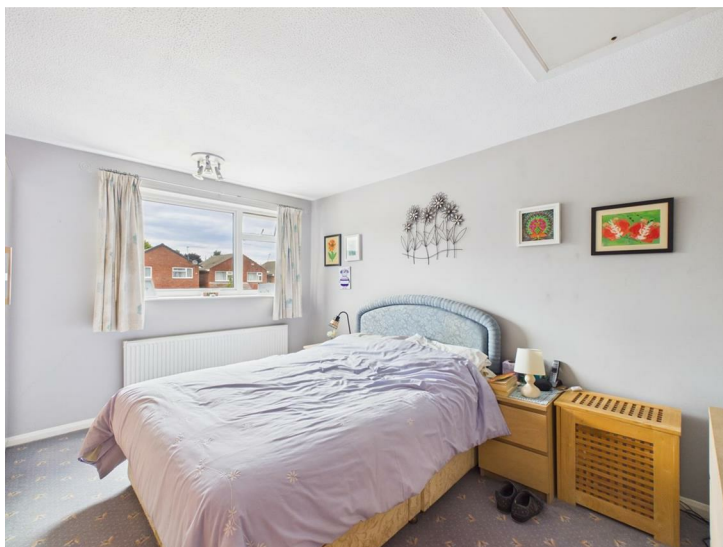
9'0" x 2'5" (2.76 x 0.76)

A semi-galleried landing with feature balustrade.

Bedroom One

13'6" x 10'10" (4.12 x 3.31)

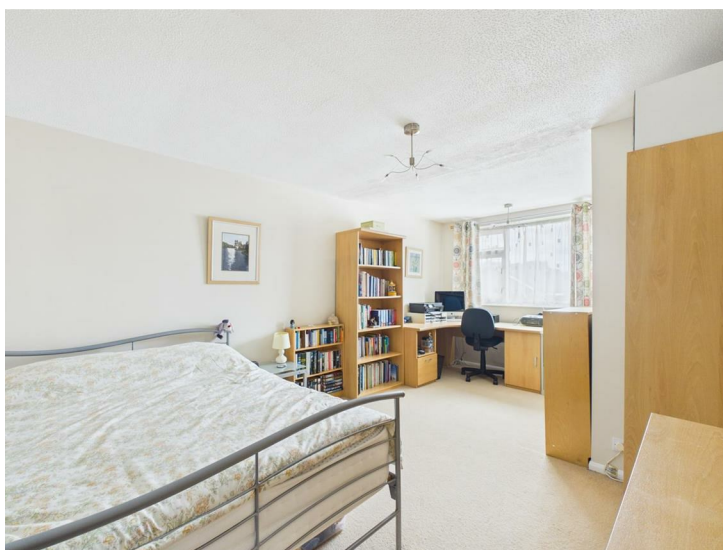
With central heating radiator and double glazed window to front.



Bedroom Two

17'9" x 10'8" (5.42 x 3.27)

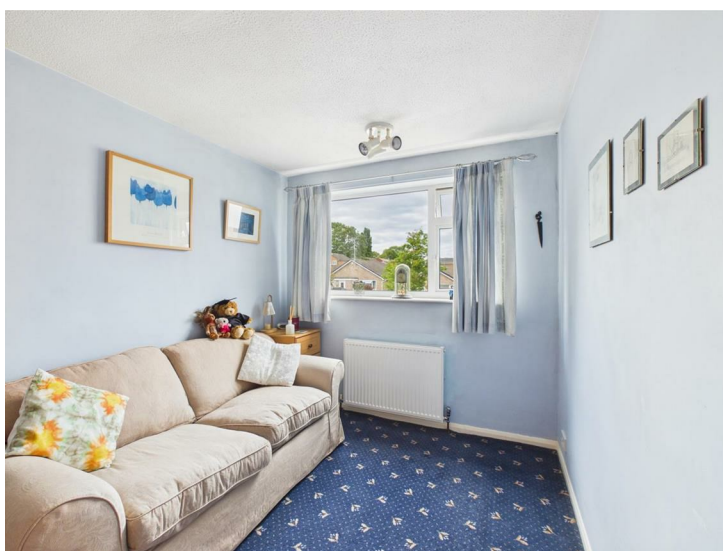
Having a central heating radiator and double glazed window to rear.



Bedroom Three

9'9" x 8'0" (2.98 x 2.44)

With central heating radiator and double glazed window to front.



Bathroom

8'3" x 5'2" (2.52 x 1.58)

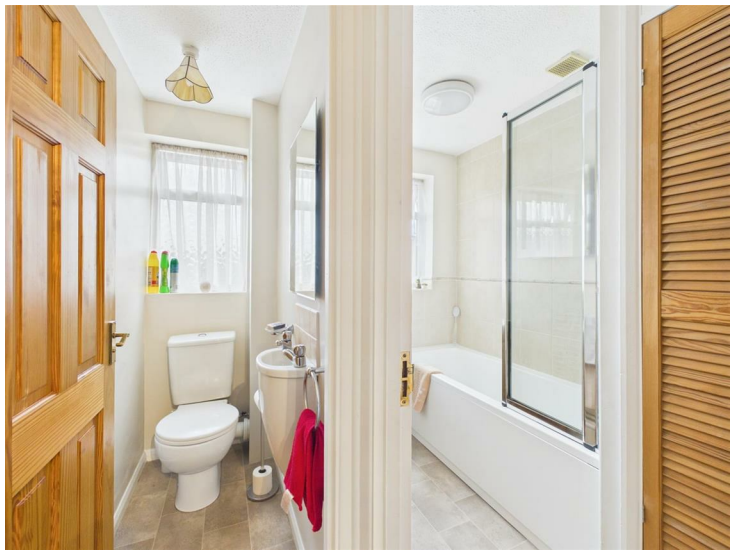
Appointed with a vanity unit with wash handbasin and cupboard beneath, panelled bath with shower attachment, central heating radiator, airing cupboard and double glazed window to rear.



Separate WC

5'2" x 2'7" (1.60 x 0.80)

Having a low flush WC, wash handbasin and double glazed window to rear.



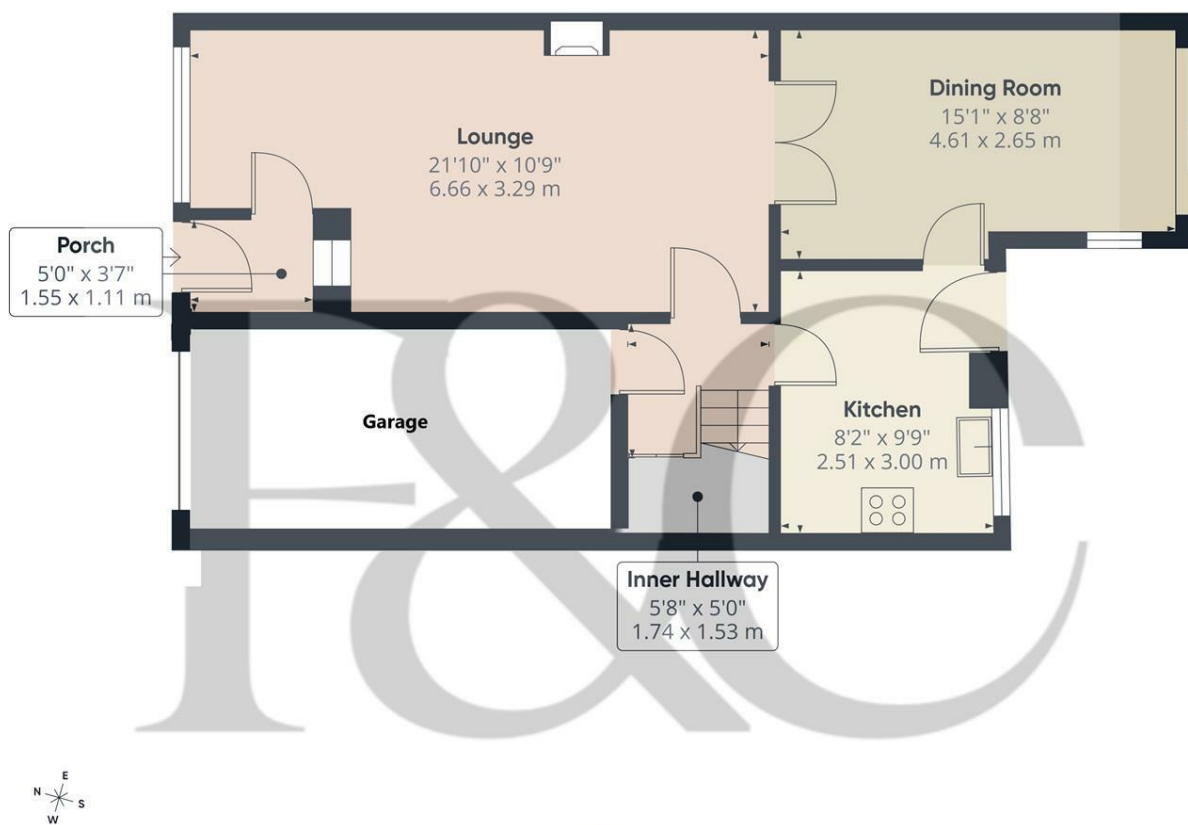
Outside

To the front of the property is a good sized driveway with flower bed and access to an integral garage.

The rear garden features a paved patio immediately off the kitchen and dining room. There is an artificial lawn section and a pathway runs to the foot of the garden where there is a further patio section with timber pergola over. The garden is bounded by timber fencing and has a selection of borders containing plants, shrubs and trees.







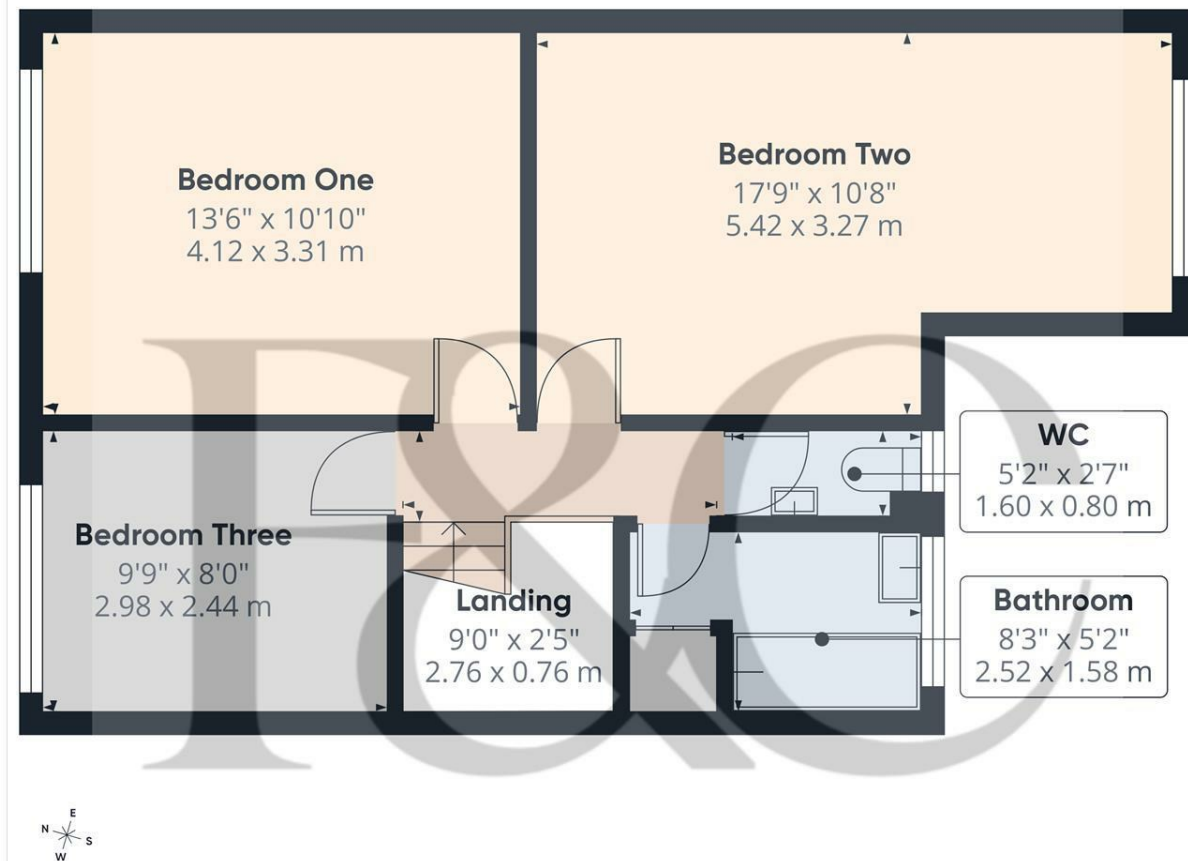
Floor 0

Approximate total area⁽¹⁾
494 ft²
46 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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Floor 1

Approximate total area⁽¹⁾
475 ft²
44.1 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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151 Lambourn Drive
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	