

Offers in excess of  
**£240,000**



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This property at a glance:



Watch the video



# Kintyre Drive, Sinfon



## Mikaela says:

"I really like this home because it just works so well for everyday family life. One of the first things that stands out is the parking. There's a space at the front for easy day-to-day use, plus secure gated and covered parking to the rear, which is ideal if you've got more than one car or just want that extra peace of mind.

Inside, the living room flows straight through into the dining area, and it's a bright, inviting space that feels perfect for family time. There's plenty of room for a proper dining table, so it's great for meals together, homework time, or having friends over.

From here, you're led into the conservatory, which is such a useful extra room – whether it's a playroom, a second sitting area, or somewhere to relax with a coffee while keeping an eye on the garden.

The kitchen comes off the dining area and is a really lovely space.

There's room for a large fridge freezer and under-counter appliances, and the sage green units paired with the black tiles give it a sleek, modern feel. I also really appreciate the under-stairs pantry; it's one of those practical features that makes life that bit easier, keeping clutter out of sight. You can head straight out to the garden from here, as well as from the conservatory, which is super handy in the warmer months.

The garden is one of my favourite parts of the house. There's a lawned area to enjoy, space for a shed, and raised beds that are perfect for adding some colour or growing a few things in the summer. The electric gate opens into the back of the garden from the road for that additional parking.

Overall, this is a great home for a small family, in a location that's within walking distance of Asda and other really useful local amenities. It's practical, welcoming, and has some fantastic extras that make day-to-day life that much easier."



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[aksresidential.com](http://aksresidential.com)

# Kintyre Drive, Sinfín



## Did you spot...

This fantastic family home has secure gated parking to the rear



## A message from the seller:

"We chose this house almost 20 years ago to start our family, and it has been nothing short of spectacular. What I love so much about this house is the location, it is just a 5 minute walk from local shops, it has many schools in the vicinity and the neighbours are really friendly. It is going to be really hard to leave this home, but it's what we need to do to accommodate our growing family."

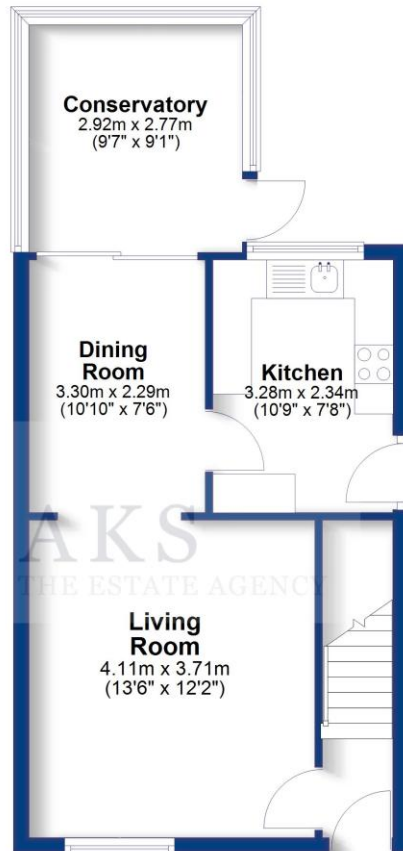
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# Floor Plan

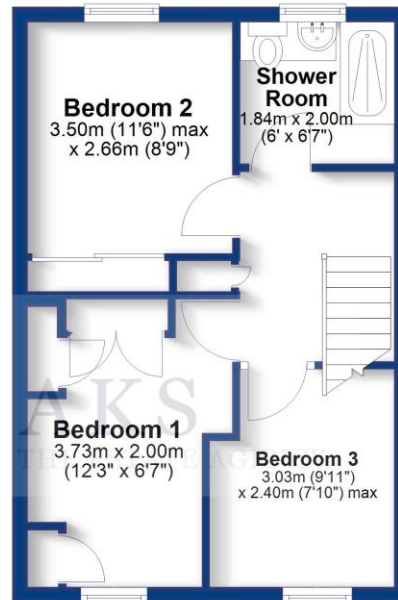
## Basement

Approx. 43.8 sq. metres (471.3 sq. feet)



## Ground Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 79.7 sq. metres (858.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Kintyre Drive, Sinfin

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300+ 5 star Google Reviews



## Key Features:

- CUL DE SAC LOCATION
- CLOSE TO LOCAL SHOPS AND AMENITIES
- PARKING TO THE FRONT AND SECURE GATED PARKING TO THE REAR
- SPACIOUS KITCHEN THROUGH DINER AND CONSERVATORY
- EPC C
- CONSERVATORY



## About the area:

A popular suburb of Derby, Sinfin has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



## Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

