

## 13 Lynwood Road, Sinfin, Derby, DE24 9PA

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Offers Over £225,000

Freehold

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- No Upward Chain
- Double Glazed & Gas Central Heated
- Driveway & Garage
- Enclosed Rear Garden
- Porch with Lounge off
- Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Close to Amenities
- Conveniently Located for Transport Links
- Viewing Recommended





## Summary

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A conveniently located, three bedroom, semi-detached residence sold with the benefit of no upper chain.

The property is double glazed and gas central heated with porch, spacious lounge with fireplace and open plan dining kitchen. The first floor landing leads to three bedrooms and a bathroom.

To the rear of the property is an enclosed garden with patio and lawn. To the front of the property there is a driveway and an attached single garage.

# F&C

### **The Location**

The property is conveniently located in Sinfyn close to schooling and excellent shopping facilities with nearby large supermarket and adjacent shops. There is easy access into Derby City centre as well as pleasant walks along the Trent and Mersey canal.

### **Accommodation**

#### **Ground Floor**

##### **Porch**

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

A UPVC double glazed entrance door with double glazed sidelight provides access to porch with panelled and glazed door to lounge.

##### **Lounge**

15'1" x 14'4" (4.62 x 4.38)

Featuring an extended fireplace composed of stone and slate with living flame gas fire, central heating radiator, staircase to first floor, decorative coving, dado rail, double glazed windows front and twin multi-pane doors to breakfast kitchen.

### **Breakfast Kitchen**

15'3" x 9'5" (4.66 x 2.89)

Comprising granite effect worktops with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in double oven beneath, appliance space suitable for fridge freezer, built-in dishwasher, breakfast bar, further appliance spaces, double glazed window and French doors to garden.



### **First Floor Landing**

5'4" x 2'7" (1.65 x 0.80)

A semi-galleried landing with feature balustrade and access to loft space.

### **Bedroom One**

13'1" x 9'4" (4.01 x 2.87)

With central heating radiator and double glazed window to front.



### **Bedroom Two**

9'4" x 8'3" (2.85 x 2.54)

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



### **Bedroom Three**

7'6" x 5'6" (2.29 x 1.68)

With central heating radiator, airing cupboard housing the boiler and double glazed window to front.



### **Bathroom**

5'6" x 5'4" (1.68 x 1.65)

Fully tiled with a suite comprising low flush WC, wash handbasin, panelled bath with electric shower, central heating radiator and double glazed window to rear.



### **Outside**

To the rear of the property is an enclosed garden featuring a patio, lawn, further hard standing section enclosed by timber fencing. There is rear access to an attached garage.

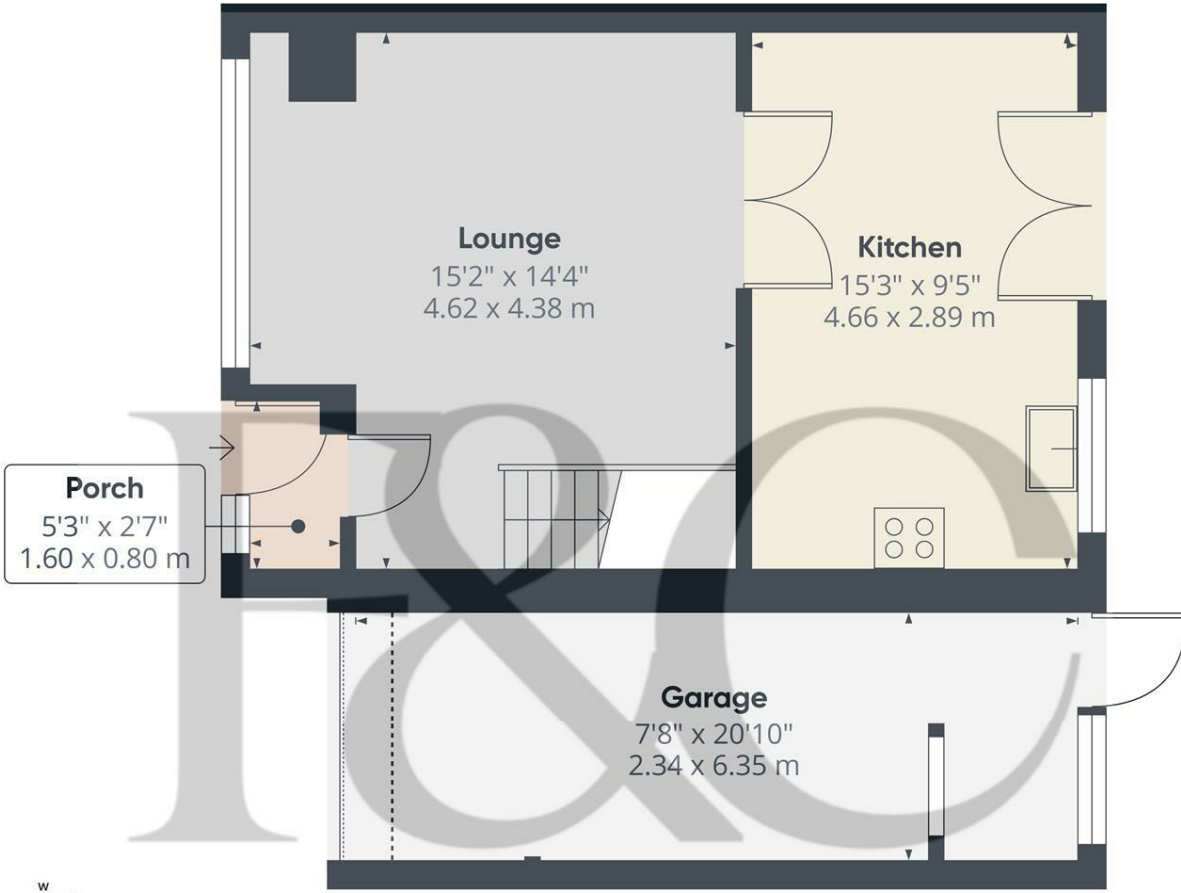


### **Garage**

20'9" x 7'8" (6.35 x 2.34)

With lighting, power and up and over door. In front of the garage is a further driveway providing off-road parking.

**Council Tax Band B**



Floor 0

**Approximate total area<sup>(1)</sup>**  
524 ft<sup>2</sup>  
48.8 m<sup>2</sup>

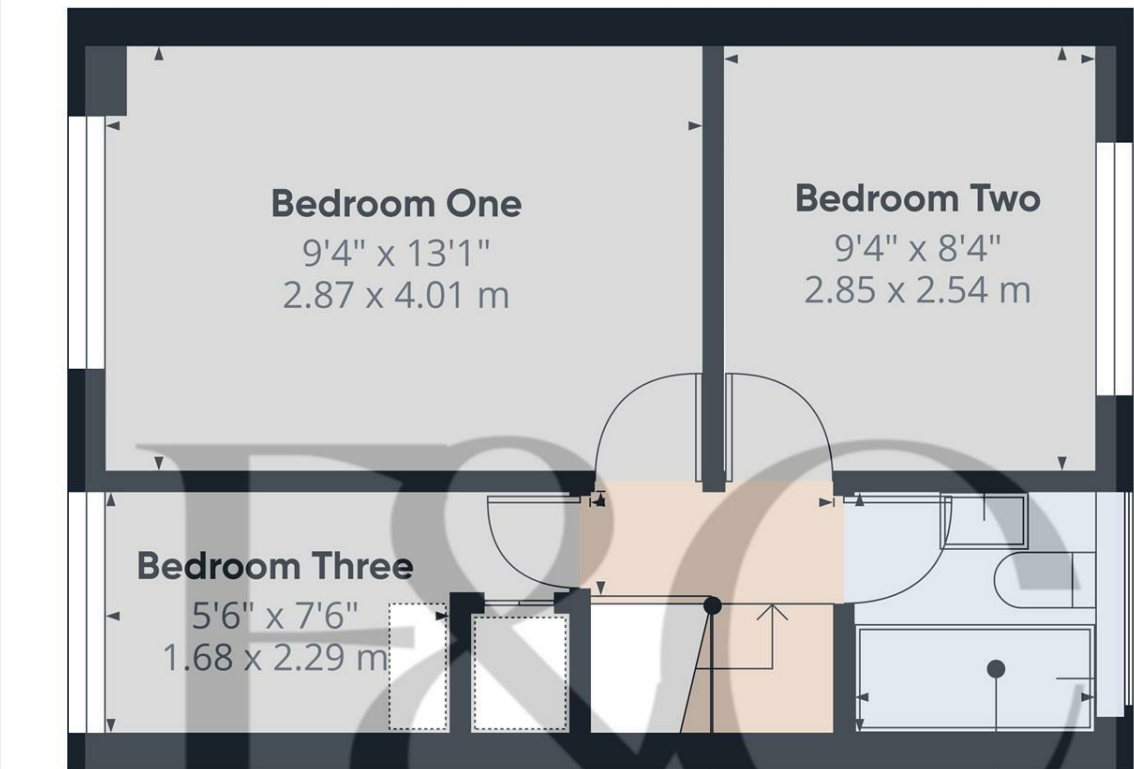
**Reduced headroom**  
10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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<sup>(1)</sup>**  
298 ft<sup>2</sup>  
27.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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13 Lynwood Road  
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Council Tax Band: B  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(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	