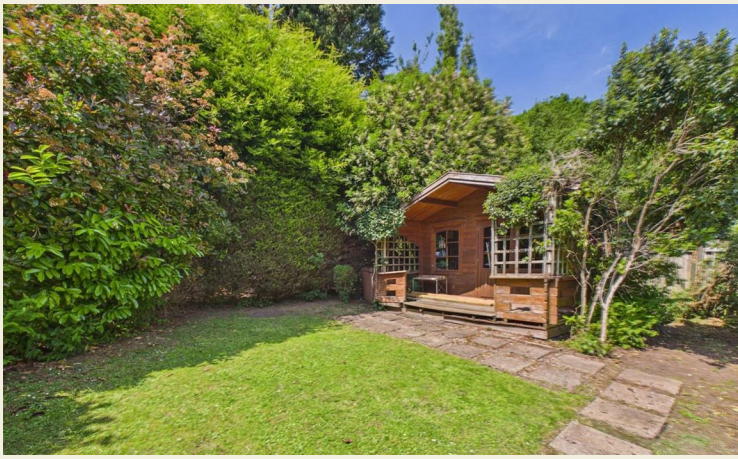
Fletcher & Company

40 Park Lane, Allestree, Derby, DE22 2DU

Price £199,950

Freehold

- Traditional Terraced Cottage
- Highly Sought-After Location
- Courtyard to Rear plus Separate Garden
- On-Road Parking
- Lounge & Breakfast Kitchen
- Two First Floor Bedrooms & Shower Room
- Converted Attic Room (Accessed via a Pull-Down Ladder)
- Easy Access to Allestree Park
- Close to Excellent Amenities
- Viewing Recommended - NO CHAIN



Summary

NO CHAIN -
CLOSE TO ALLESTREE PARK - A traditional two bedroom terrace cottage in a fabulous location on highly desirable Park Lane in Allestree.

The property is sold with the benefit of no upper chain and comprises lounge, breakfast kitchen, two first floor bedrooms and a shower room. There is an attic room accessed via a pull-down ladder. The property benefits from a small rear courtyard, outbuilding and a garden detached from the property offering a high degree of privacy with lawn, mature trees and hedging plus a summerhouse.

The Location

Park Lane is highly desirable and noted for its convenient access to Allestree Park. Amenities close by include a selection of shops along Duffield Road/A6, Allestree Cricket ground, Red Cow pub, snooker club, recreational ground, church and Portway primary school. Park Farm shopping centre offers a further range of amenities. The property is convenient for the city centre, Darley and Markeaton Park and principle transport links.

Accommodation

Ground Floor

Lounge

11'7" x 11'4" (3.55 x 3.46)

A panelled and glazed entrance door provides access to lounge with feature fire surround with open recess ideal for an electric fire, central heating radiator, feature tile flooring, fitted storage cupboard and shelving to chimney breast recess, dado rail and window to front.

Breakfast Kitchen

12'2" x 11'5" (3.73 x 3.50)

Comprising roll edged preparation surface with tiled surrounds, inset stainless steel sink unit, oak fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob, built-in double oven, Appliance space suitable for washing machine and freezer, central heating radiator, feature tile flooring, staircase to the first floor, multi-pane window to rear and stable door to courtyard.

First Floor Landing

5'3" x 4'5" (1.62 x 1.37)

A split-level landing with central heating radiator and access to attic room via a pull-down ladder.

Bedroom One

12'0" x 11'6" (3.67 x 3.52)

Featuring a fire surround, central heating radiator, picture rail and sealed unit to glazed window to front.

Bedroom Two

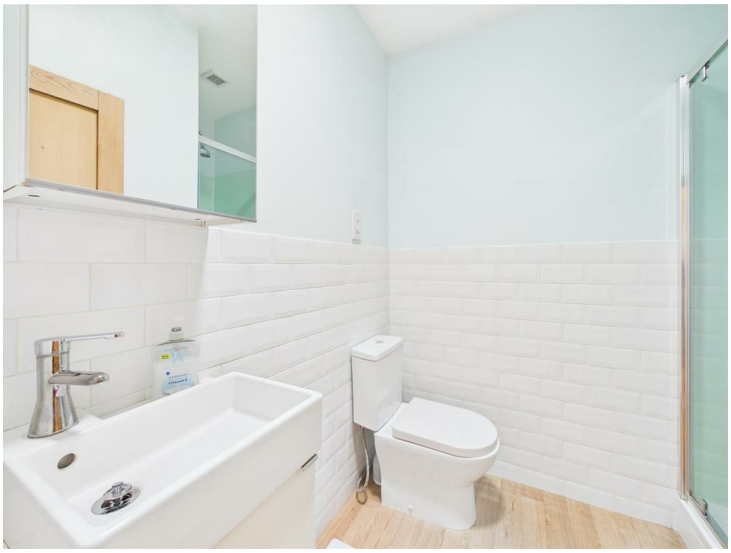
10'8" x 7'7" (3.27 x 2.33)

Having a central heating radiator and two multi-pane windows to rear elevation offering pleasant view over neighbouring gardens and mature trees in the distance.

Shower Room

6'0" x 4'4" (1.84 x 1.34)

Partly tiled and well-appointed with a low flush WC, vanity unit with wash handbasin with cupboard beneath, shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



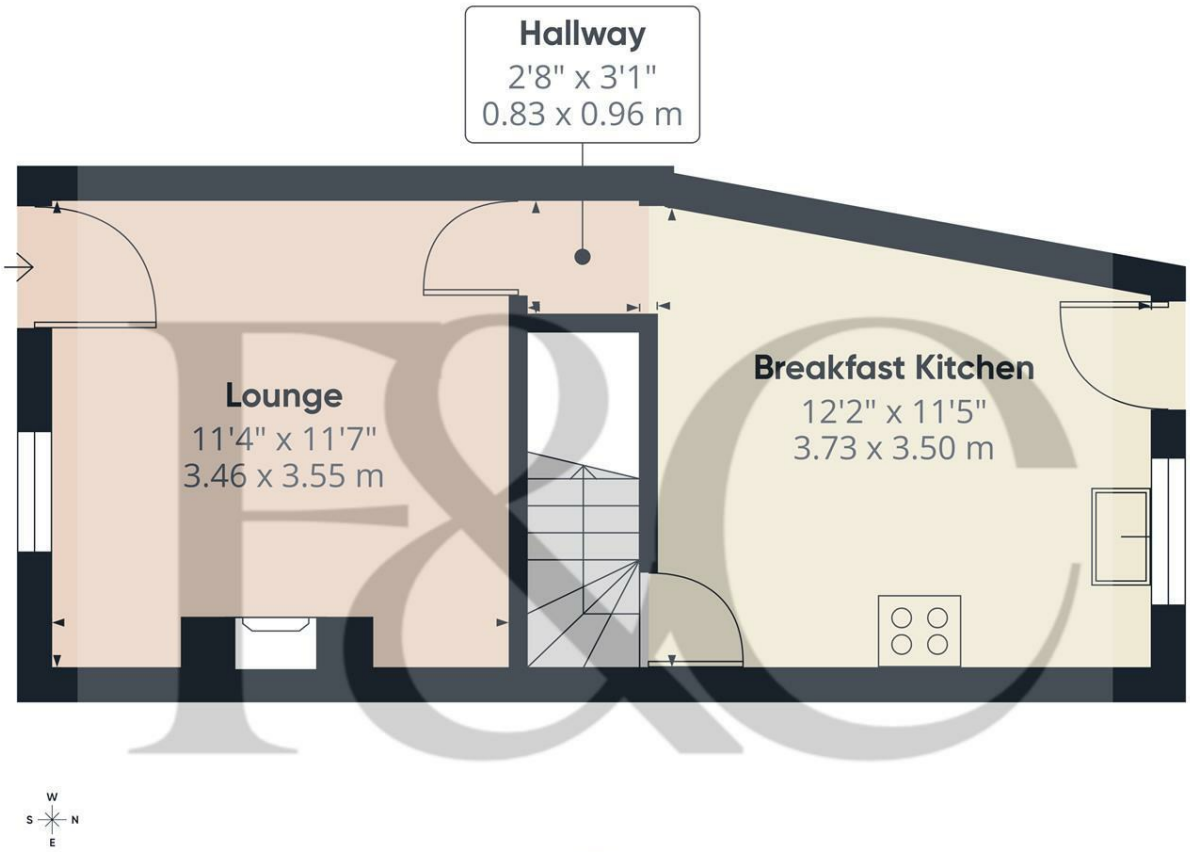
Outside

To the immediate rear of the property is a very pleasant, compact courtyard with patio area and space for a dining table. Steps lead up to a communal area. The property benefits from a useful outbuilding which is on the far right of the block. There is a detached garden a short distance away and this offers a high degree of privacy with pleasant lawn, mature trees and shrubs and timber summerhouse (in need of repair and offering excellent potential).

Additional Information

There are a selection of additional items in the property that could be included in the sale at a successful sale price. These can be discussed with the vendor.

Council Tax Band C



Floor 0

Approximate total area(1)

291 ft²

27 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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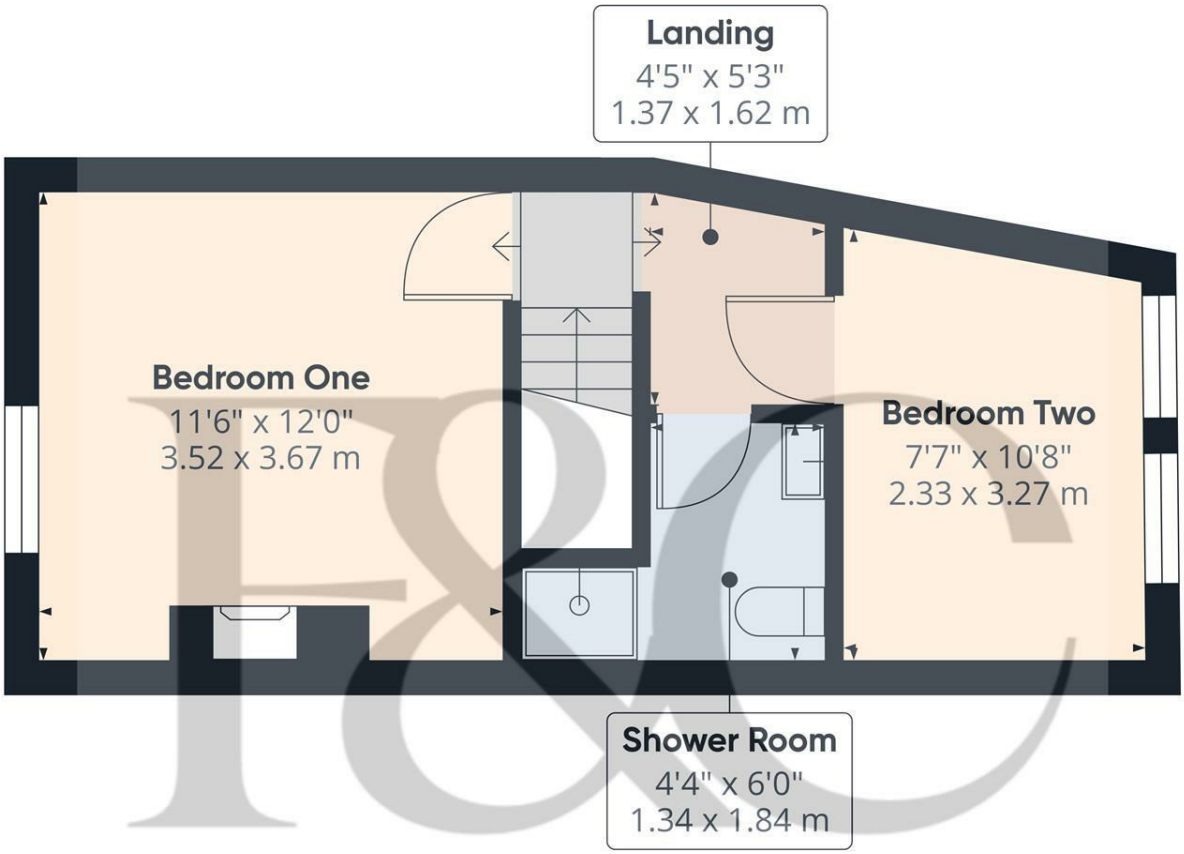

Floor 1

Approximate total area(1)

275 ft²

25.5 m²

(1) Excluding balconies and terraces

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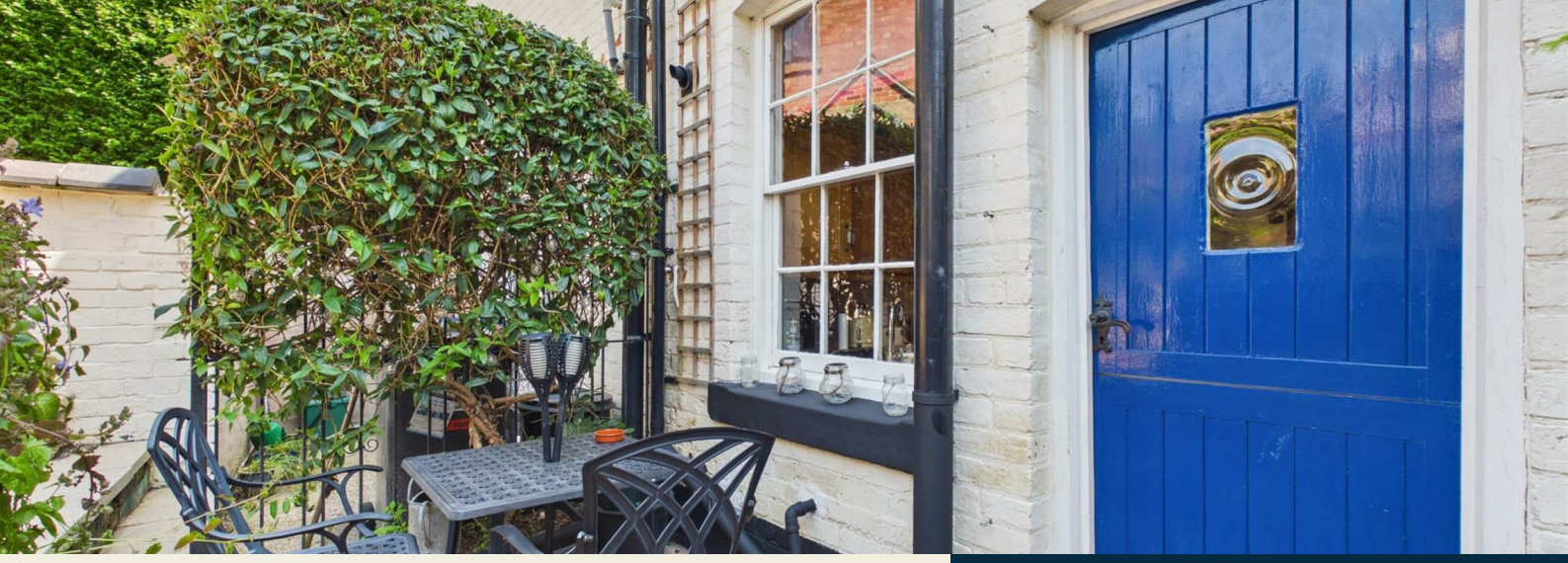

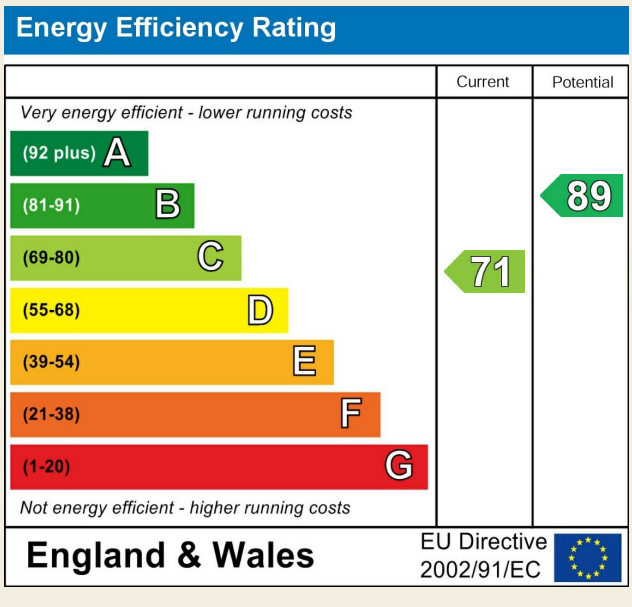

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Council Tax Band: C
Tenure: Freehold