



Park Lane  
Allestree Derby



## Property Description

A detached two bedroom family home in the ever popular location of Allestree, Park Lane is in close proximity to a wide variety of local amenities such as; schools , local shops , bus routes, major road links and easy commute to the city. in brief the property comprises of ; an entrance hallway allowing access to all areas of the lower floor and stairs leading to the first floor. The ground floor includes, the lounge , dining room and kitchen. To the first floor are two double bedrooms and the shower room. Outside there is off road parking and a double garage which is below the property with steps to the side leading to the front door. To the rear there is a private enclosed garden mainly laid to lawn with fenced boundaries. This property needs to be viewed to truly be appreciated.

### Entrance Hallway

A welcoming entrance hall offering access to the lounge, dining room and kitchen. There is also a handy understair storage cupboard.

### Lounge

17' 9" x 9' 7" ( 5.41m x 2.92m )

Having two double glazed windows to the front, radiator, fireplace with gas fire, wall lights, spot lights, ceiling light and carpet flooring.

### Dining Room

9' 9" x 9' 7" ( 2.97m x 2.92m )

Having two double glazed widows to the side and rear, radiator and carpet flooring.

### Kitchen

13' 3" x 9' ( 4.04m x 2.74m )

A fitted kitchen offering base units with complementary Oak work surfaces with an inset sink and drainer unit with mixer tap over. There is a fitted electric Hisense oven and hob, space and plumbing for a washing machine and dishwasher and space for a free standing fridge/freezer. There are double glazed widows to the side and rear, radiator, tiling to the splash backs and a door to the side.

## Bedroom One

11' 6" x 11' 3" ( 3.51m x 3.43m )

Having a double glazed window to the front, radiator, eaves storage and carpet flooring.

## Bedroom Two

11' 9" x 10' 1" ( 3.58m x 3.07m )

Having a double glazed windows to the side and rear, fitted wardrobes with access to eaves storage, radiator and carpet flooring.

## Outside

Externally to the front of the property there is a driveway with ample off road parking, access to the garage and steps leading up to the property.

To the side/rear you will find a low maintenance garden which is mainly laid to lawn and secured with fenced boundaries.

## Double Garage

17' 9" x 16' 1" ( 5.41m x 4.90m )

Accessed via a electric up and over door and having power, electric and water. The boiler is also housed in the garage.

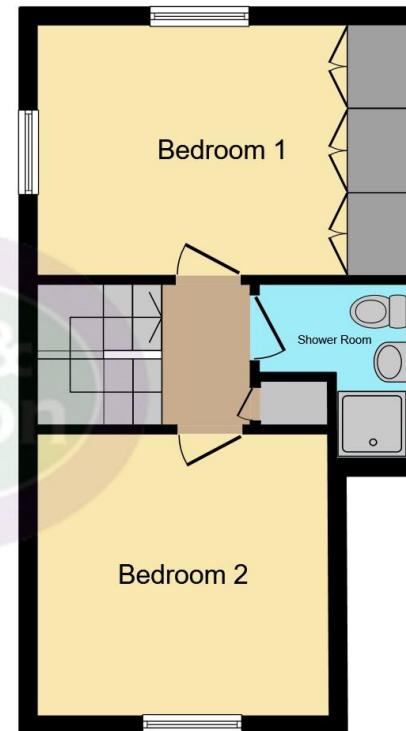








**Ground Floor**



**First Floor**

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Tenure: Freehold



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