



## 9 Main Street

Lockington, Derby, DE74 2RH

Asking Price £795,000





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## Entrance Hallway

15'7 x 14'0 (4.75m x 4.27m)

A large and welcoming entrance hallway creating an immediate sense of space on entry. The hallway features oak stairs leading to all floors and provides access to the principal ground floor rooms.

## Cloakroom/WC

5'5 x 8'3 (1.65m x 2.51m)

A convenient downstairs cloakroom fitted with a WC and wash hand basin.

## Dining Room

10'6 x 14'0 (3.20m x 4.27m)

Spacious dining room providing a formal space for family get togethers.

## Lounge

14'7 x 18'0 (4.45m x 5.49m)

A spacious yet cosy reception room, finished with neutral décor and fitted carpeting. The room features a log burner, creating a warm and inviting focal point.

## Oak-Framed Conservatory

14'9 x 9'8 (4.50m x 2.95m)

Accessed from the lounge, the impressive oak-framed conservatory is flooded with natural light and benefits from underfloor heating. Wrap-around bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor living space suitable for year-round use.

## Kitchen/Dining Room

12'7 x 12'3 + 11'6 x 12'3 (3.84m x 3.73m + 3.51m x 3.73m)

The kitchen forms the heart of the home and is generously proportioned, featuring a central island, a

range of integrated appliances, a dedicated dining area and a feature fireplace. French doors lead directly out to the garden, enhancing the connection between the internal living space and the outdoor area.

## Utility Room

6'7 x 14'0 (2.01m x 4.27m)

Providing space for a washer and dryer, work surfaces, eye level and base level units.

## First Floor Landing

A spacious landing providing access to the bedrooms and family bathroom. The landing benefits from natural light and oak balustrading, continuing the elegant feel from the ground floor.

## Master Bedroom/En-Suite/Walk in Wardrobe

14'7 x 16'0 (4.45m x 4.88m)

A beautifully spacious master bedroom offering ample space as well as having it's own en-suite and walk in wardrobe.

## Bedroom Two

10'7 x 13'7 (3.23m x 4.14m)

A further generous double bedroom also benefitting from it's own en-suite.

## Bedroom Three

13'5 x 9'5 (4.09m x 2.87m)

Spacious double bedroom, neutrally decorated and currently being used as a nursery.

## Bedroom Four

10'4 x 9'5 (3.15m x 2.87m)

Currently utilised as a home office, offering flexibility for home working or additional bedroom accommodation.

### Main Bathroom

6'5 x 10'7 (1.96m x 3.23m)

A generously sized family bathroom fitted with contemporary sanitaryware, including a bath with shower over, WC and wash hand basin.

### Second Floor Landing

A landing providing access to the top-floor bedrooms, with storage space and a light, airy feel.

### Bedroom Five

17'5 x 13'7 (5.31m x 4.14m)

A spacious bedroom located on the top floor, ideal for older children or guests.

### Bedroom Six

14'7 x 13'7 (4.45m x 4.14m)

A further well-sized bedroom, offering excellent flexibility of use.

### Outside

The property benefits from a private rear garden. To the side of the house, an electric gated driveway provides ample off-road parking and leads to a detached double garage.



Road Map



Hybrid Map



Terrain Map



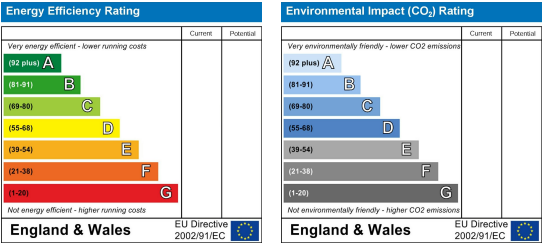
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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