



21 LATHKILL DRIVE, ASHBOURNE
PRICE: O/A £135,000 for a 50% share

DESCRIPTION

Occupying a pleasant cul de sac location with a Children's play park nearby this family sized three bedroom semi offers pleasantly appointed gas centrally heated and sealed unit double glazed accommodation which has the benefit of a very good sized rear garden.

Being offered for sale on the basis of a 50% shared ownership with Nottingham Community Housing Association the property briefly comprises entrance vestibule with cloakroom/wc off, sitting room, kitchen diner with double opening doors to the rear garden, three generous bedrooms and bathroom. Pleasant front garden, ample driveway parking and larger than average well landscaped rear garden.

Early internal viewing is highly recommended.

ACCOMMODATION

A canopy porch shelters the composite pvc stained leaded sealed unit double glazed front door to

Entrance Vestibule with ceramic tiled floor, single panel central heating radiator and door off to

Ground Floor Cloakroom having fittings in white comprising pedestal wash hand basin with complimentary ceramic tiled splashback, low flush wc, single panel central heating radiator. Upvc sealed unit double glazed window.

Front Sitting Room 4m x 4m (13'2" x 13'2") with upvc sealed unit double glazed window to the front and single panel central heating radiator. Feature fireplace with light oak surround and fitted decorative fuel effect electric fire. Staircase off to first floor level.

Dining Kitchen comprising **Dining Area** 2.64m x 2.45m (8'8" x 8'1") with wood effect flooring and double opening upvc sealed unit double glazed French doors leading to the rear garden. Wide arched opening to

Kitchen Area 2.7m x 2.26m (8'10" x 7'5") being comprehensively fitted with a good range of base cupboards and wall cupboards with matching drawer bank, ample round edge work surfaces with single drainer double bowl stainless steel sink unit with mixer tap. Appliance space with plumbing for automatic washing machine and integrated Hotpoint electric oven with four burner Hotpoint gas hob over. Ceramic tiled splashbacks, upvc sealed unit double glazed window overlooking the rear garden.

Return staircase to First Floor Level with upvc sealed unit double glazed window and landing having large in built over stairs shelved storage or linen cupboard.

Bedroom One (rear double) 3.67m x 2.65m (12'1" x 8'8") with upvc sealed unit double glazed window overlooking the rear garden and single panel central heating radiator.



Bedroom Two (front double) 3.17m x 2.4m (10'5" x 7'11") with upvc sealed unit double glazed window and single panel central heating radiator.

Bedroom Three 2.28m x 2.52m (7'6" x 8'3") with upvc sealed unit double glazed window overlooking the rear garden and single panel central heating radiator.

Shower Room being of spacious proportions with contemporary three piece suite in white comprising large walk in shower cubicle with glazed shower screen and mains shower control, pedestal wash hand basin and low flush wc. Half tiled walls extending to full height to the shower. Upvc sealed unit double glazed window and single panel central heating radiator.

OUTSIDE

The property occupies a good sized plot with a primarily lawned front garden featuring slated bed with roses, shrubs, bushes and evergreens. A flanking tarmac driveway provides ample car standing space and leads along to the side of the house where a wooden pedestrian gate leads to the rear. The house has the benefit of a large rear garden which extends to the side of the house where there is a most useful garden storage shed. The garden is laid primarily to lawn but has colourful planted flower, shrub and evergreen beds and borders. Small patio terrace, two gravelled seating areas and elevated deck with artificial turf covering. The rear garden enjoys a good degree of privacy.

SERVICES

It is understood that all mains services are connected to the property which benefits from gas fired central heating via a wall mounted Ideal boiler situated in the kitchen.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is offered as a 50% share of a 125 year leasehold interest from the 1st September 2008. Rent is payable to Nottingham Community Housing Association for the 50% of the share not owned in the sum of £390.27 per month.

COUNCIL TAX

For Council Tax purposes the property is in band C.

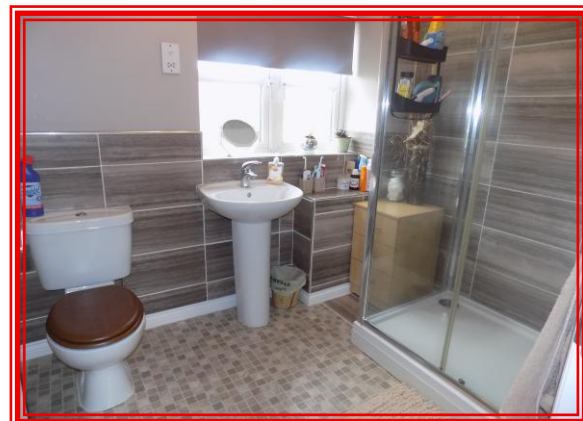
EPC RATING C

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

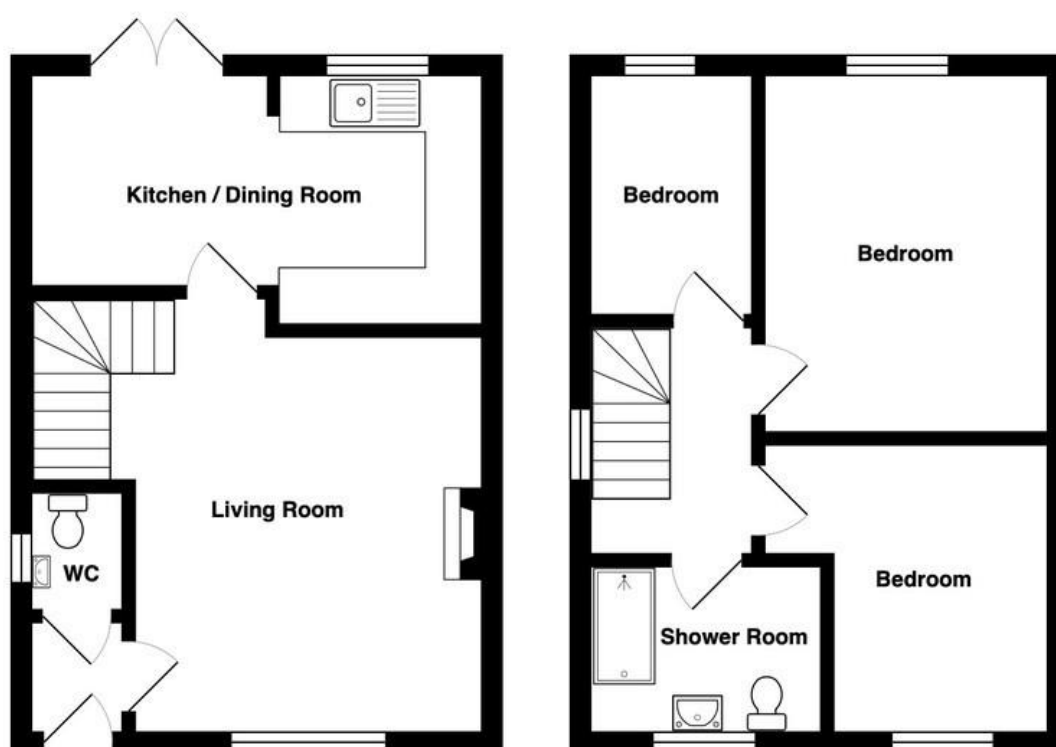
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NB – Interested parties should note that purchasers of the property would need to meet the **Section 106 Local Area Connection** criteria. Further details are available from the Agents by request.

Ref FTA2875

21, Lathkill Drive, Ashbourne, DE6 1SW



Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.