



Dove Grove, Egginton, Derby



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£390,000



Key Features

- Substantial Extended Detached Home
- Highly Regarded Residential Location
- Fabulous Corner Plot Offering Great Privacy
- Immediate Vacant Possession
- In Need of Modernisation
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Nestled within the picturesque village of Egginton this substantial family home is worthy of an internal inspection in order to appreciate the volume of accommodation on offer. In brief the accommodation comprises: - entrance lobby, guest cloak room, entrance hall, main sitting room, conservatory, second reception room with ground floor bedroom and en-suite off, food sized fitted kitchen and utility room. On the first floor a landing leads to three further bedrooms and bathroom. Outside to the front of the property is a driveway providing ample parking and leading to garage. To the rear is a substantial garden, mainly set to lawn, with patio seating areas, herbaceous borders, mature tree and shrubs.



Accommodation In Detail

Upvc half obscure double glazed entrance door with obscure double glazed light to side leading to:

Entrance Lobby 1.45m x 1.23m (4'10" x 4'0")

Guest Cloak Room

having obscure Upvc double glazed window to front elevation, one central heating radiator, low level wc, pedestal wash basin and vanity cupboard.

Entrance Hall

having dog legged staircase rising to first floor, one double central heating radiator, coving to ceiling, fitted smoke alarm and useful understairs storage cupboard.

Sitting Room

having Upvc double glazed window to front elevation, Upvc double glazed window to rear, French doors opening out to the rear patio, French door opening into the conservatory, two double central heating radiators, coving to ceiling and feature fireplace with tiled hearth and oak mantle.

Conservatory 2.56m x 2.56m (8'5" x 8'5")

having tri-polycarbonate panelled roof and range of Upvc double glazed window lights, French doors opening out to the side patio.

Second Reception Room 4.06m x 2.76m (13'4" x 9'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

Ground Floor Bedroom

having Upvc double glazed windows to front and rear elevations and one central heating radiator.

En-Suite Wet Room

having low level wc, wall mounted wash basin, wet room area with electric shower, non-slip flooring and tiled surrounds, one central heating radiator, fitted extractor vent and obscure Upvc double glazed window to front elevation.

Kitchen

having a good range of fitted base and wall mounted units with complementary rolled edged working surfaces, four ring gas hob with extractor over, electric double oven, integrated freezer and fridge, plumbing for washing machine/dishwasher, one central heating radiator, beams to ceiling, ceramic tiling to floor, sink and draining unit and Upvc double glazed window to rear elevation.

Utility Room 2.75m x 1.3m (9'0" x 4'4")

having wall mounted modern Worcester condensing combi gas fired central heating boiler, range of fitted base and wall mounted units, plumbing for washing machine, Upvc double glazed window to and door to rear elevation.





On The First Floor

Landing

having access to loft space, fitted smoke alarm, one central heating radiator and large built-in airing cupboard with shelving.

Bedroom One

having Upvc double glazed windows to front and rear elevations, one double central heating radiator and built-in triple wardrobes.

Bedroom Two 4.03m x 2.34m (13'2" x 7'8")

having dual aspect windows to front and rear elevations.

Bedroom Three 3.1m x 2.44m extending to 3.12m

having Upvc double glazed window to rear elevation and one central heating radiator.

Bathroom

having white suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, one central heating radiator and full tiling to walls.

Outside

A tarmacadam driveway to the front provides parking and leads to an attached garage accessed via double doors and having a rear courtesy door and double doors to the rear. There is a small fore garden. The property enjoys a substantial corner plot which offers great privacy and features shrubbed and herbaceous borders, shaped lawns and is well screened by timber fencing. There is a shed and greenhouse erected.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

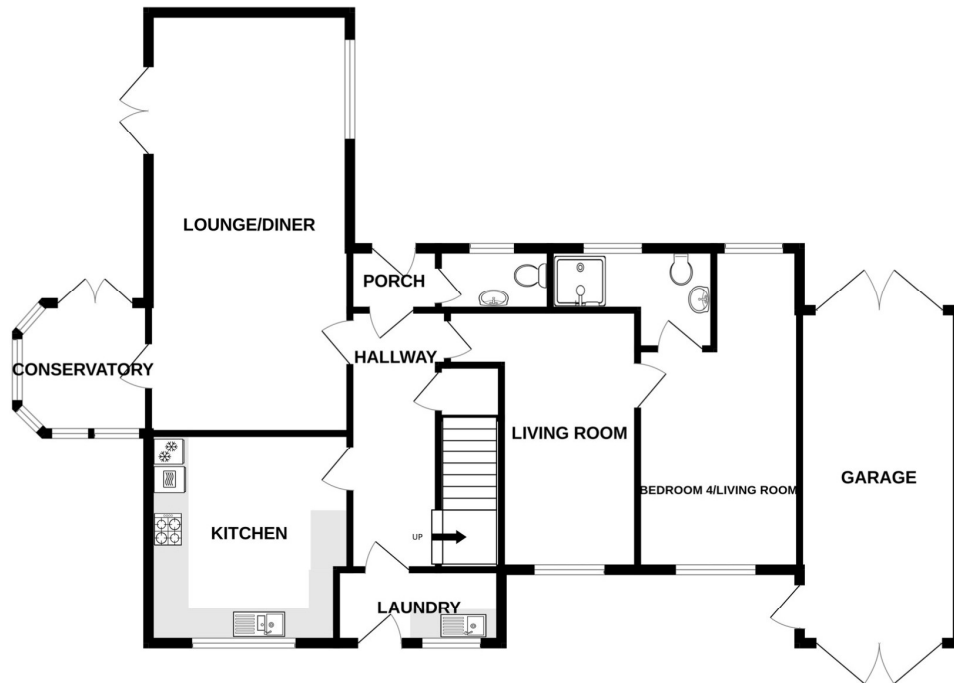
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*** Agents Note

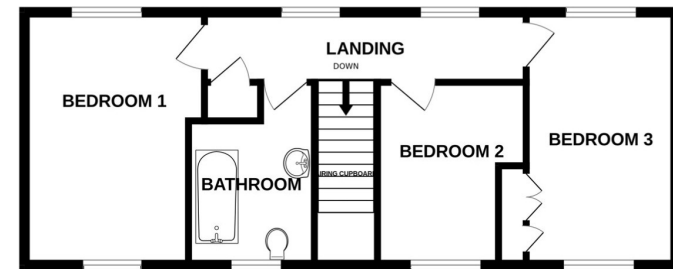
The owner of this property is a connected party as defined in the Estate Agency Act 1979.



GROUND FLOOR
1125 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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