

Lochinvar Close, Spondon, Derby. DE21 7QS

£340,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious three bedroom detached family home located within a quiet family orientated cul-de-sac position.

The property briefly comprises of :- spacious entrance hall, guest cloakroom, lounge and open plan living kitchen. To the first floor a landing provides access to 3 bedrooms, family bathroom and en-suite shower room to the master bedroom. Externally the property has a driveway and garage to front elevation and a private enclosed rear garden.

We believe the property will ideally suit young families and an early internal inspection should be undertaken to avoid disappointment

## FEATURES

- Beautiful Detached Home
- 3 Bedrooms
- Superb Open Living Kitchen
- En- Suite & Guest WC
- Quiet Cul De Sac Position
- Driveway & Garage
- Modern Decor Throughout
- Landscaped Rear Garden
- Viewing Essential
- COUNCIL TAX BAND C



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Entered via composite door from the front elevation, double glazed window to side elevation, wall mounted radiator, LTV floor covering, staircase to 1st floor landing with under stairs storage cupboards.

#### Lounge

3.35m x 4.17m (11' 0" x 13' 8") Located to the front aspect is this well proportion lounge with double glazed window to the front elevation, wall mounted radiator, shelving, and LTV floor covering. The focal point of the room is a floor to ceiling feature wall with illuminated backdrop and TV point.

#### Guest Cloakroom/WC

Located underneath the stairs and access by the kitchen comprising of a low-level WC, slimline vanity unit, double glazed obscured window and LTV floor covering.

#### Open Plan living/Kitchen/Diner

With double glazed windows and doors to the rear and side elevations providing high levels of natural light. The beautifully designed kitchen incorporates numerous wall and base mounted contrasting storage cupboards incorporating a single sink drain unit with mixer taps. Numerous appliances to include fridge/freezer, electric oven, convection microwave oven, induction hob with modern extractor over, dishwasher and washing machine. Spotlighting to ceiling, Velux window, LTV floor covering and wall mounted radiator.

### First Floor

#### Landing

Accessed via the main entrance hallway with double glazed window to the side elevation and ceiling mounted loft access point.

#### Bedroom 1

3.28m x 3.43m (10' 9" x 11' 3") With double glazed window to the front elevation providing elevated views of the surrounding countryside. Wall mounted radiator, spotlighting to ceiling and fitted double wardrobe.

#### En-Suite

This modern three-piece en-suite shower room comprises of an encased WC, wall mounted circular sink with embedded taps and separate shower enclosure with mains fed shower and attachment. Spotlights and extractor fan to ceiling, wall mounted heated towel rail and tile floor covering.

#### Bedroom 2

3.32m x 2.30m (10' 11" x 7' 7") With double glazed window to the rear elevation, wall mounted radiator, fitted double wardrobe and feature wall with attractive panelling.

#### Bedroom 3

1.75m x 1.97m (5' 9" x 6' 6") Double glazed window to the front elevation, wall mounted radiator and TV point.

#### Bathroom

1.78m x 1.62m (5' 10" x 5' 4") Comprising of a modern three-piece suite to include encased WC, attached vanity unit with inset sink and panelled bath with mains fed shower and attachment over with complimentary glass shower screen. Spotlights and extractor fan ceiling, part wall tiling, wall mounted chrome heated towel rail and double glazed obscured window.

### External

#### Outside

To the front elevation is a driveway providing parking for a vehicle and providing access to an attached brick built garage with up and over door light and power.

The rear garden offers an Indian sandstone full width patio and a garden that is mainly laid to Lawn all enclosed by new timber fenced boundaries and having outside lighting, power and tap.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

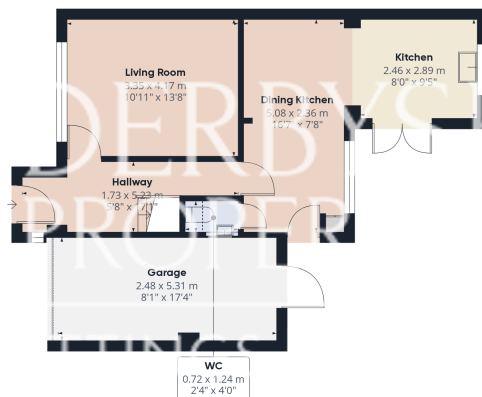
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



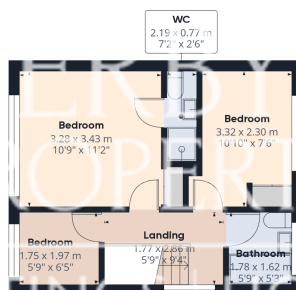




## FLOORPLAN & EPC



### Ground Floor



### Floor 1

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Approximate total area<sup>m</sup>85.9 m<sup>2</sup>924.62 ft<sup>2</sup>

Reduced headroom

0.25 m<sup>2</sup> $2.73 \text{ ft}^2$ 

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

