



Lime Grove,
Draycott, Derbyshire
DE72 3NS

Price Guide £250-260,000
Freehold



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING WELL PRESENTED ACCOMMODATION AND GOOD SIZE GARDEN TO THE REAR.

Robert Ellis are delighted to offer to the market this stunning semi detached home in Draycott. You will be impressed with this home as soon as you enter through the front door, with the property offering a beautiful kitchen which overlooks a large rear garden and backs onto open fields and three bedrooms. The property is positioned in a great location within Draycott, ideally position for local shops and amenities in addition to great local walks in the open countryside. In addition to Draycott, Borrowwash and Breaston are within easy reach which makes this property a must view.

The property benefits from gas central heating, double glazing and off road parking to the front. The internal accommodation briefly comprises of an entrance hall, lovely lounge which gives access to the dining kitchen. The kitchen has integrated appliances and has been made more spacious over time with the vendor being creative and making some fantastic changes. To the first floor, there are three bedrooms and a beautiful bathroom.

Draycott is a most sought after award winning village situated between Nottingham and Derby which has a number of local shops and schools for younger children with further shopping facilities found in the adjacent villages of Breaston and Borrowwash where there are Co-op stores with Asda and Tesco superstores and many other retail outlets being found in Long Eaton, there are schools for older children in Sandiacre and Long Eaton, walks in the surrounding picturesque countryside including St Chads, healthcare and sports facilities including several local golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Front entrance door, radiator, stairs to the first floor and door to:

Lounge

13'10" x 13'1" approx (4.22m x 4m approx)

Double glazed window to the front, radiator and understairs storage cupboard.

Dining Kitchen

17'1" x 9'3" approx (5.23m x 2.84m approx)

With a range of matching wall, base and drawer units and work surfaces over, inset stainless steel sink and drainer, integrated fridge, freezer and separate washing machine. Double glazed window to the rear and patio doors onto the garden.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

12'11" x 8'3" approx (3.94m x 2.51m approx)

Double glazed window to the front and a radiator.

Bedroom 2

11'6" x 9'4" approx (3.53m x 2.87m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

10'0" x 8'7" approx (3.07m x 2.62m approx)

Double glazed window to the front and a radiator.

Bathroom

Three piece suite comprising of a panelled bath with shower over, low flush w.c., wash hand basin and double glazed window to the side.

Outside

To the front of the property there is a drive providing off road parking.

To the rear there is a patio, lawn, garden shed and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the

traffic lights continue straight over and through the village of Breaston and into Draycott. Proceed past the Market Place towards Borrowash and just before leaving the village take the left hand turning onto Lime Grove.

8299AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 40mbps

Phone Signal – EE, Vodafone, Three, 02

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

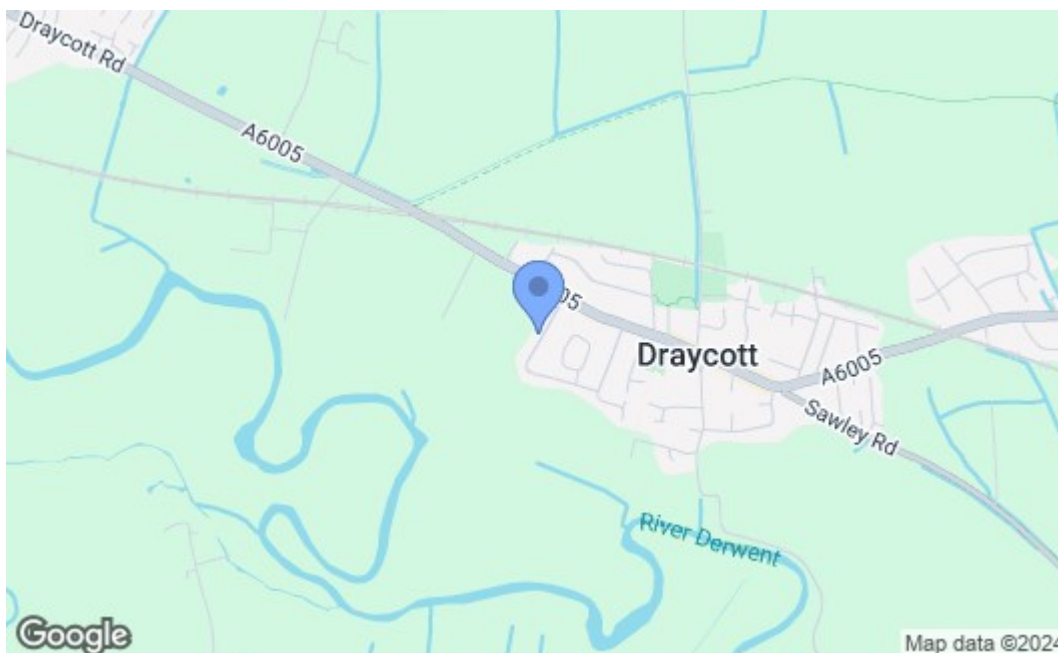
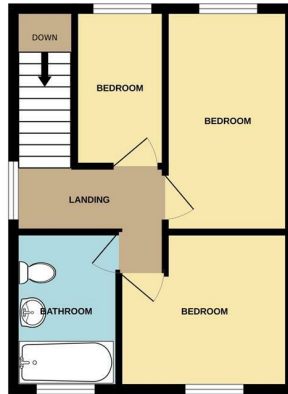
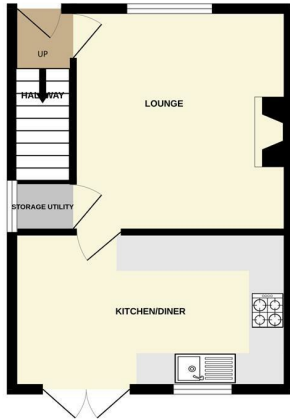
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.