



Lime Grove,
Draycott, Derbyshire
DE72 3NS

O/I/R £320,000 Freehold



THIS IS AN EXTENDED THREE BEDROOM DETACHED HOME SITUATED ON THE EDGE OF DRAYCOTT VILLAGE IN A LOCATION WHICH PROVIDES MAGNIFICENT VIEWS OVER OPEN FIELDS AND COUNTRYSIDE.

Robert Ellis are pleased to be instructed to market this three bedroom detached property which is now being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation. The property has a beautiful location with open fields to the left hand side and a grassed area at the front, all of which helps to create privacy from other nearby properties. For the size of the accommodation and open aspect at the side of the property to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Draycott is an award winning village with a number of local amenities and facilities including a number of shops and schools for younger children, whilst there are further shopping facilities found in Breaston, Borrowwash and Long Eaton which is only a few minutes drive away.

The property is extended to both the front and rear and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the house includes a reception porch which leads through a door to the reception hall which in turn leads to the main lounge and from the lounge there are doors leading to the sitting/dining room which is included in the extension to the rear of the house. The breakfast kitchen is fitted with oak wall and base units and the original garage has been converted into a utility/laundry room and ground floor w.c. off. To the first floor the landing leads to the three bedrooms, all of which have ranges of built-in wardrobes and the bathroom is tiled and has a white suite with a shower over the bath position. Outside there is off road parking at the rear of the house and the lawned gardens extend from the front, along the left hand side to the rear where there is a block paved patio with the garden being kept private by having fencing to the right hand and rear boundaries.

As previously mentioned there are a number of local shops and schools for younger children in Draycott with Co-op stores at both Borrowwash and Breaston and there are Asda, Tesco and Aldi stores in Long Eaton where there are also schools for older children. There are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the 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.



Porch

The property has been extended to the front to provide a fully enclosed spacious porch which has an opaque double glazed door with a double glazed side panel to the front, tiled flooring, double glazed window to the side and glazed inner door with matching side panel leading into:

Reception Hall

Stairs with balustrade and hand rail leading to the first floor, radiator, cornice to the wall and ceiling, Georgian glazed doors leading into the lounge and breakfast kitchen.

Lounge/Sitting Room

19'0" to 12'9" x 11'1" to 9'2" approx (5.8m to 3.9m x 3.4m to 2.8m approx)
The main reception room has a double glazed window to the side overlooking the open fields and countryside, an Adam style fireplace with a tiled inset and hearth, cornice to the wall and ceiling, radiator, opaque glazed doors with matching side panel and a double glazed internal window leading through and looking into the sitting/dining room at the rear of the house.

Sitting/Dining Room

18'8" x 12'9" approx (5.7m x 3.9m approx)
This additional reception room area has a vaulted ceiling with two exposed purlins and has double glazed French doors with double glazed windows to either side leading out to the patio at the rear of the property and a large double glazed window to the side which provides views over the open fields and countryside, exposed brickwork to the internal walls, radiator and tiled flooring.

Kitchen

9'6" x 8'2" approx (2.9m x 2.5m approx)
The breakfast kitchen is fitted with oak units and has a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to two sides and has an integrated fridge, cupboards, an integrated dishwasher, drawers and a housing for an integrated oven (not tested) below, matching eye level wall cupboards with shelving to one side and a hood over the cooking area, Baxi wall mounted boiler, tiling to the walls by the work surface areas, double glazed window to the front, pine panelling to the lower part of two walls, built-in shelved cupboard with a matching door to the kitchen units and wall mounted plate rack with a shelf above.

Cloaks Area

Between the main reception hall to the utility/laundry room there is a cloaks area which has shelving and cloaks hanging space.

Utility/Laundry Room

18'4" to 12'9" x 8'2" max (5.6m to 3.9m x 2.5m max)
The utility/laundry room was originally a garage which was converted into accommodation and the room is fitted with a work surface which has cupboards and drawers under and cupboards above, space and plumbing for an automatic washing machine and tumble dryer, space for an upright fridge/freezer, tiled flooring, built-in storage cupboard beneath the stairs, double glazed window to the front, cloaks hanging and a composite back door with two inset opaque double glazed panels leading out to the rear.

Ground Floor w.c.

Having a white low flush w.c. and a pedestal wash hand basin with mixer tap and a tiled splashback, opaque double glazed window, extractor fan and tiled flooring.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a double glazed window on the half landing, hatch to loft and pine panelled doors leading to the rooms off the landing.

Bedroom 1

11'1" to 9'2" x 9'6" approx (3.4m to 2.8m x 2.9m approx)
Double glazed window to the side with views over the fields and open countryside, two double wardrobes with shelving and hanging space with a central shelved unit with a double cupboard and drawers below, further double built-in wardrobe with shelving, hanging space and a shoe rack, matching bedside drawer cabinet and a further upright built-in storage cupboard, cornice to the wall and ceiling and a radiator.

Bedroom 2

9'6" x 7'10" approx (2.9m x 2.4m approx)
Double glazed window to the front, radiator, double built-in wardrobe with sliding doors having hanging space, drawers and shelving, cornice to the wall and ceiling and a radiator.

Bedroom 3

9'6" x 9'2" approx (2.9m x 2.8m approx)
Double glazed window to the rear, double built-in wardrobes with sliding doors having hanging space, drawers and shelving, radiator and cornice to the wall and ceiling.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a Mira electric shower over and a folding protective screen, low flush w.c. with a concealed cistern, hand basin set in a surface with cupboards under, double mirror fronted wall cabinet, ladder heated towel radiator, towel rail to one wall, opaque double glazed window and recessed lighting to the ceiling.

Outside

At the front of the property a piece of land was purchased from the Local Authority to extend the front garden and there is a path leading from the pavement to a gate which takes you into the garden at the front of the house where there is a lawn, established bushes and fencing to the front boundary and there is a paved area in front of the house which could be used as a patio/seating area or for bin storage. The garden extends down the left hand side of the property where there is an archway with a climbing rose leading to a further lawned area which has an established border running along the side of the house and there is a fence to the left hand boundary with views over the fields and open countryside. The lawn extends from the side to the rear where there is a drying area and behind the property there is a block paved patio/seating area with raised beds and an established tree which helps provide natural screening and there is fencing to the boundaries with access to the drive and car standing at the rear of the house. There is a shed (2.5m x 2m approx) set on a raised plinth and there is an outside water supply, external power points and lighting provided at the side of the property.

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.
7473AMMP

Council Tax

Erewash Borough Council Band C





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	85
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.