



Lime Grove,  
Draycott, Derbyshire  
DE72 3NS

**Price Guide £250-260,000**

**Freehold**



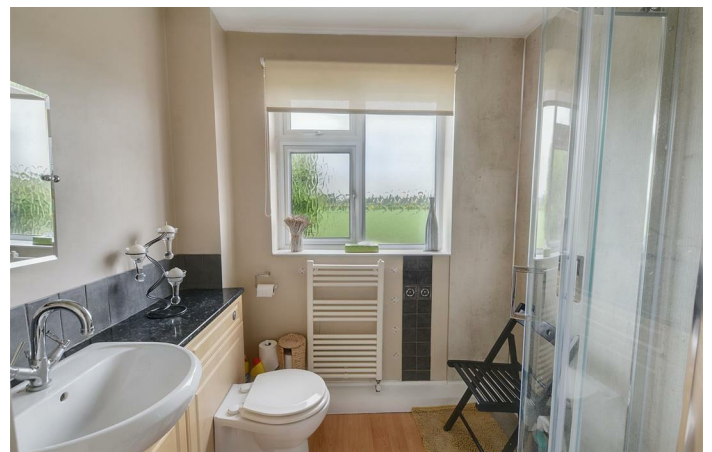


THIS IS AN EXTENDED, THREE BEDROOM PROPERTY SITUATED ON A SOUGHT AFTER ROAD IN DRAYCOTT, WITH THE REAR GARDEN HAVING AN OPEN ASPECT OVERLOOKING FIELDS AND COUNTRYSIDE.

Being situated on Lime Grove in Draycott, this three bedroom extended semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home which is close to the local amenities and facilities provided by the area. This property benefits from being situated on a plot which overlooks open countryside and fields and therefore has magnificent views and privacy at the rear. For the size of the accommodation and the aspect at the rear of the property to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating, with a relatively new boiler, and double glazing throughout. Being sold with the benefit of NO UPWARD CHAIN, the accommodation in this extended property includes a reception hall, lounge, separate dining area and a sitting area with the kitchen accessed from both the dining room and sitting area and the house could easily be altered to create an open plan living/dining kitchen. To the first floor the landing leads to the three bedrooms and bathroom which has been changed into a shower room and has a corner shower. Outside there is an integral garage, parking for two vehicles at the front and a gate on the right hand side provides access to the private rear garden which has a walled patio, lawn with borders and the open aspect at the rear over the open fields and countryside.

Draycott has a number of local amenities and facilities including a number of shops, schools for younger children, there are Co-op stores in the nearby villages of Breaston and Borrowash, with many more retail outlets being found in Long Eaton with there being Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are local schools for younger children with schools for older children being found in Long Eaton and Sandiacre, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





UPVC front door with inset arched double glazed panel leading to:

### Reception Hall

Having cloaks hanging space and a Georgian opaque glazed door leading into:

### Lounge/Sitting Room

20'7 × 10'9 approx (6.27m × 3.28m approx)

This large main reception room has a double glazed bow window to the front, coal effect gas fire set in a brick surround with a plinth to one side, plate rail to two walls, radiator, two wall lights and a door taking you to the stairs which lead to the first floor.

### Dining Area

10'3 × 8'3 approx (3.12m × 2.51m approx)

The dining area has a radiator and a step leading to the sitting room which runs along the rear of the house and there is access to the kitchen from the dining room.

### Sitting Area

14'8 × 8'6 approx (4.47m × 2.59m approx)

This open living space could easily be incorporated into the kitchen and has double glazed, double opening French doors with double glazed side panels leading out to the rear garden, laminate flooring, radiator, three wall lights and a Georgian glazed door leading into the kitchen.

### Kitchen

18'6 to 9'5 × 8'9 to 4'2 (5.64m to 2.87m × 2.67m to 1.27m)

The kitchen is fitted with oak finished units and includes a 1½ bowl sink set in an L shaped work surface with cupboards, drawers and space for a fridge below, range of matching eye level wall cupboards, space for an upright fridge/freezer, four ring hob set in a work surface with spaces for an automatic washing machine and dishwasher below, double oven with cupboards above and below, opaque double glazed door leading out to the side with a double glazed window to either side, walls tiled by the work surface areas, radiator and a built-in shelved pantry cupboard.

### First Floor Landing

Radiator on the half landing and the balustrade continues from the stairs onto the landing, laminate flooring and hatch to loft.

### Bedroom 1

10'9 × 9'7 plus wardrobes (3.28m × 2.92m plus wardrobes)

Double glazed window to the front, radiator, range of built-in wardrobes with mirror sliding doors providing shelving and hanging space and there is a built-in cupboard with a hanging rail and a radiator.

### Bedroom 2

12'6 × 10'9 including wardrobes (3.81m × 3.28m including wardrobes)

Having a double glazed window with beautiful views over the open fields and countryside at the rear, radiator, range of fitted wardrobes extending along one wall providing shelving and hanging space and a dressing table with drawers below and cupboards over and a radiator.

### Bedroom 3

8'8 × 6'6 approx (2.64m × 1.98m approx)

Double glazed window to the front, laminate flooring and a radiator.

### Shower Room

The bathroom has been changed into a shower room and there is a corner shower with panelling to two walls, glazed curved doors and protective screens, low flush w.c. with a concealed cistern, hand basin with mixer tap set on a surface with a tiled splashback and double cupboard beneath, ladder towel radiator, laminate flooring, opaque double glazed window, wall mounted boiler (1 year old approx) and built-in cupboard.

### Outside

At the front of the property there is a slabbed and paved area which provides off road parking for two vehicles, a raised bed at the front and a gate and path to the right of the property providing access to the rear garden.

With an open aspect at the rear over fields and countryside, the rear garden is an important feature of this lovely home and has a walled patio to the immediate rear of the house with a step leading onto the lawn which has established borders and fencing to the sides with there being a low level fence to the rear to enable views over the open fields and countryside. There is a path to the right hand side of the house with a gate leading out to the front and there is an outside water supply provided at the side of the property.

### Garage

17'6 × 8'6 approx (5.33m × 2.59m approx)

The integral garage has an up and over door at the front, two wall cupboards and shelving, power and lighting and the electric consumer unit and electric meter are housed in the garage.

### 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. 7980AMMP

### 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

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

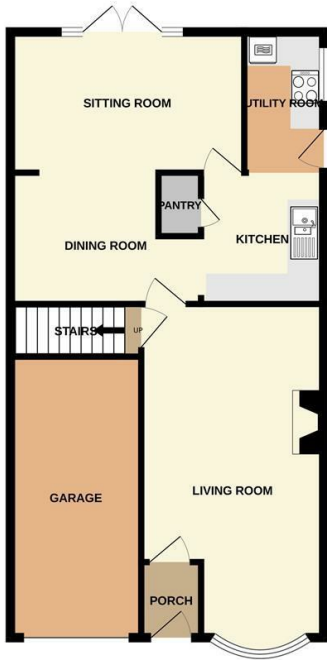
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.