Robert Ellis

look no further...







Lime Grove,
Draycott, Derbyshire
DE72 3NS

£350,000 Freehold



A SPACIOUS DETACHED FAMILY HOME WITH A DRIVEWAY AND OPEN COUNTRYSIDE VIEWS TO THE REAR.

The entrance hallway has stairs rising to the first floor and doors leading to the living room and kitchen. The living room is a good sized room and has glazed doors opening to the dining room. The dining room enjoys picturesque views of the rear garden and door access to the cloakroom. The contemporary fully- fitted kitchen has space for appliances and door access to the rear garden. The first floor landing leads to the three double sized bedrooms, modern fitted family bathroom and separate w.c.. The enclosed rear garden certainly has the wow factor, it is well established with mature planting and enjoys open countryside views. There is a driveway to the front providing off road parking and access to the single integral garage.

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





Porch
A recess open porch with composite entrance door with obscure UPVC double glazed light panels within and obscure light panel floor to ceiling to side and light leads to entrance hallway.

Entrance Hallway
Radiator, wood-effect laminate flooring, stairs rising to the first floor, door access into the living room, garage and door access into the kitchen.

Living Room
23'5" x 11'10" (7.16m x 3.61m)
UPVC double glazed window to the front elevation, two radiators and glazed doors opening into the dining area.

Dining Room
12'11" x 9'10" (3.96m x 3m)
Two obscure UPVC double glazed windows to the side elevation, UPVC double glazed sliding patio door to the rear, herring-bone style vinyl flooring and radiator.

Inner Lobby
Continuation of the herring-bone vinyl flooring, a door access to the downstairs cloakroom.

Downstairs Cloakroom
6'9" x 2'9" (2.08m x 0.85m)
Obscure UPVC double glazed window to the rear elevation, two-piece white suite comprising low-flush WC, wall-mounted wash-hand basin with tiled splashback and radiator.

Kitchen
13'8" x 6'8" (4.17m x 2.04m)
Fitted with a mix of high gloss wall, base and drawer units, laminate worktop, stainless steel sink and drainer unit with chrome mixer tap, tiled splashback, space for a tall fridge freezer, space for undercounter fridge or freezer, plumbing and space for washing machine, space for electric cooker, overhead extractor, radiator, tiled flooring, coving to ceiling, UPVC double glazed window to the rear and half UPVC panelled and obscured double glazed door to the side entrance.

First Floor Landing
UPVC double glazed window to the front elevation, loft-access with dropdown ladder leading to the part-boarded loft with light.

Bedroom 1
13'5" x 11'10" (4.11m x 3.63m)
UPVC double glazed window to the front elevation, radiator and fitted bedroom furniture comprising bedside cabinets, a set of drawers, dressing table and wardrobes with shelving and hanging rails.

Bedroom 2
11'10" x 9'10" (3.62m x 3m)
UPVC double glazed window to the rear elevation, radiator and fitted wardrobes comprising shelving and hanging rails.

Bedroom 3
13'11" x 11'9" max (4.26m x 3.60m max)
UPVC double glazed window to the front elevation, radiator, fitted wardrobes comprising shelving and hanging rails.

Bathroom
7'6" x 7'6" (2.3m x 2.31m)
UPVC double glazed window to the side, white three-piece suite comprising bath, sink over pedestal wash-hand with chrome mixer tap, quadrant shower cubicle with electric Mira-sport shower with sliding door, fully tiled walls, grey wood-effect vinyl flooring and wall mounted extractor fan.

Separate WC
7'7" x 3'1" (2.32m x 0.96m)
Obscure UPVC double glazed window to rear elevation , two-piece suite comprising closed coupled WC both in white, sink over vanity unit with tiled splashback, radiator and grey wood-effect vinyl flooring.

Integral Garage
16'10" x 7'8" (5.14m x 2.34m)
Single up and over door, UPVC double glazed window to side elevation, consumer unit, wall-mounted central heating boiler, light and power.

Outside
To the front there is a tarmac drive providing off-road for multiple vehicles, gated access leading to the private and enclosed rear garden which features a block paved patio seating area, outdoor light and water tap, central laid to lawn area, well-established and mature planting, shrubs and trees, timber storage shed, wooden fence to the boundary and scenic views.

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.
9582MH

Council Tax
Erewash Council tax band C

Agents Notes - Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 50mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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













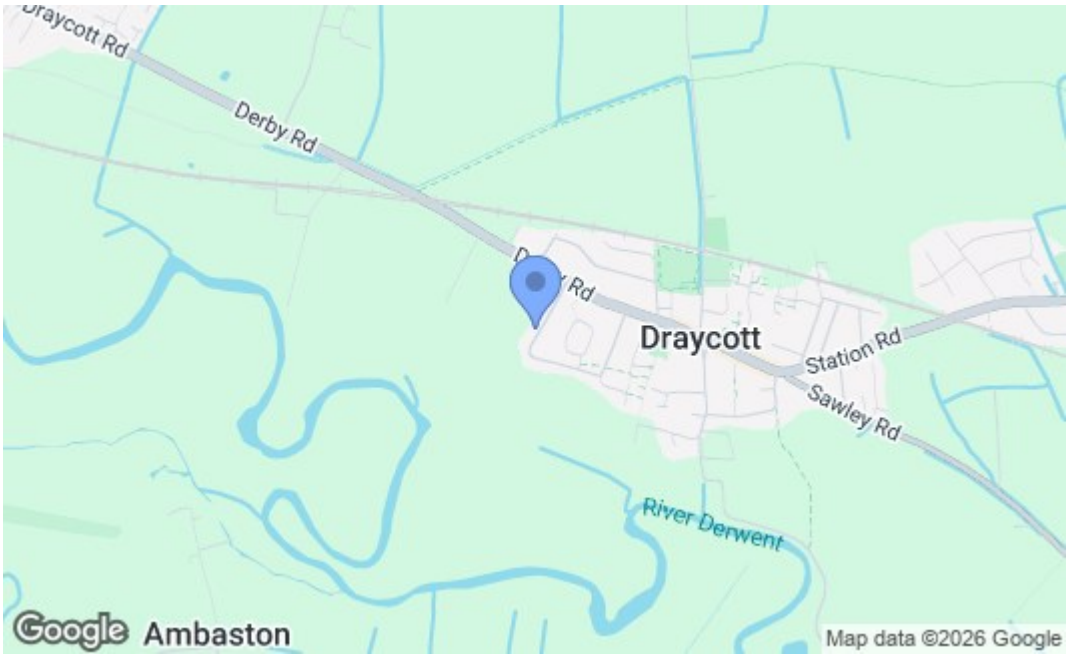

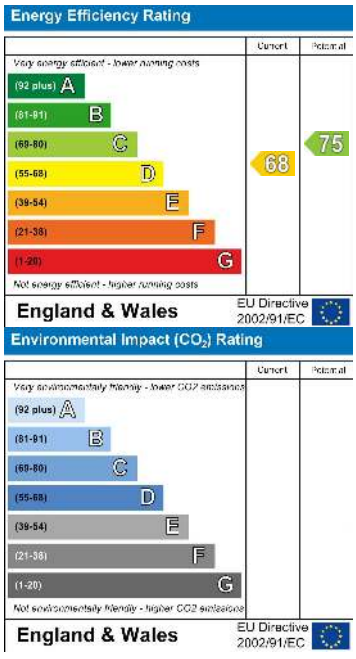

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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