



£230,000

Lochinvar Close, Derby DE21 7QS

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Extended Semi Detached House
- 3 Bedrooms & 1 Large Reception Room
- Kitchen/Breakfast Room (Side Extension)
- Driveway/Garage/Car Port
- Countryside Views
- In Need Of Modernisation / Refurbishment
- Quiet Cul De Sac Location
- Ideal First Home
- Competitively Priced
- Council Tax Band B

Property Description

An opportunity to acquire this extended three-bedroom semi-detached family home, occupying a quiet cul-de-sac position with open countryside views.

Main Particulars

Derbyshire Properties are pleased to present for sale this three-bedroom extended semi-detached property, located within a highly regarded and peaceful cul-de-sac setting. The property enjoys fantastic open views across the surrounding countryside and occupies a generous corner plot. The home does require a degree of modernisation throughout, offering excellent potential for buyers to create a bespoke family home. There is also further scope to extend to the side elevation, subject to the necessary planning permissions. The accommodation briefly comprises an entrance hallway, lounge/dining room, and extended kitchen/breakfast room. To the first floor, a landing provides access to three bedrooms and a family bathroom. Externally, the property benefits from low-maintenance landscaped gardens, driveway parking, and open countryside views. We believe the property will ideally suit families taking their first steps onto the property ladder, or purchasers seeking a renovation project.

Entrance Hall

Entered via a UPVC front door with adjoining side panel window. Spotlights to the ceiling, wall-mounted radiator, staircase to the first-floor landing, and useful under-stairs storage cupboard.

Living Room/Dining Room

With double-glazed bay window to the front elevation, TV point, wall-mounted radiator, and feature electric fire with decorative surround. The dining area benefits from an additional radiator and double-glazed sliding patio doors opening onto the rear garden.

Kitchen/Breakfast Room (Extension)

Fitted with a range of wall and base mounted oak units with roll-top work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Under-counter space and plumbing for a washing machine, integrated induction hob with stainless steel extractor canopy over, integrated double oven, and space for a fridge/freezer. Vinyl floor covering, wall-mounted radiator, windows to the rear elevation, and door to the side elevation.

First Floor

Landing

Accessed from the entrance hall, with double-glazed window to the side elevation and ceiling-mounted loft access point.

Bedroom 1

Featuring a large double-glazed bay window to the front elevation providing beautiful countryside views, wall-mounted radiator, and ample space for bedroom furniture.

Bedroom 2

With double-glazed window to the rear elevation and wall-mounted radiator.

Bedroom 3

With double-glazed window to the front elevation, wall-mounted radiator, and built-in cupboard over the stairwell.

Bathroom

Comprising a WC, pedestal wash hand basin, and mains-fed shower with glass shower screen. Fully tiled walls, double-glazed obscured window, wood-effect floor covering, and wall-mounted chrome heated towel rail.

Outside

To the front is a large block-paved driveway providing parking for two to three vehicles, leading to an attached garage with up-and-over door, power, and lighting. Timber fence boundaries enclose the plot, with side access pathway. A carport is located adjacent to the kitchen extension. The rear garden is mainly laid to lawn with a full-width patio area, enclosed by timber fencing and enjoying attractive views across the surrounding countryside.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com