



£250,000

Lodge Lane North, Derby DE21 7GF

Detached Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached Bungalow
- 2 Double Bedrooms
- Kitchen/Diner
- Driveway & Garage
- Landscaped Gardens
- Elevated Position
- Close To Spondon Village Centre
- In Need Of Some Refurbishment
- Modern Shower Room

## Property Description

Offered with no upward chain is this sizeable two-bedroom detached bungalow, occupying an elevated position with easy access to Spondon Village Centre.

## Main Particulars

Derbyshire Properties are delighted to present for sale this well-proportioned two-bedroom detached bungalow, conveniently located for access to the A52 and the amenities of Spondon Village. The property is offered with no upward chain and briefly comprises: side entrance hallway, two double bedrooms, living room, kitchen/dining room, and a modern shower room. Externally, the property sits on an elevated plot and benefits from a shared driveway, detached garage, and beautifully maintained enclosed gardens. This home is ideally suited to those looking to downsize.

### Side Entrance Hall

Entered via a composite door with adjoining obscured floor-to-ceiling windows, this spacious reception area features a wall-mounted radiator, decorative coving, and a useful linen storage cupboard.

### Living Room

A bright and airy space with double glazed windows to the front and side elevations, wall-mounted radiator, decorative coving, and TV aerial point. The focal point of the room is a wall-mounted gas living flame-effect fire with decorative wooden surround, marble-effect backdrop, and raised hearth.

### Kitchen/Diner

Fitted with a range of wall and base units with roll-top work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. There is under-counter space and plumbing for a dishwasher, space for a tumble dryer and fridge/freezer, and a breakfast bar. Additional features include a double glazed window to the front elevation, spotlights to the ceiling, tiled flooring, integrated Neff electric oven, four-ring gas hob with extractor canopy, and a double glazed door to the side elevation. Two useful storage pantries provide further practicality.

### Modern Shower Room

Recently remodelled, the suite comprises an enclosed WC with vanity unit, and a large walk-in shower with full-height glass screening. Finished with fully tiled marble-effect walls, wood-effect vinyl flooring, spotlights to the ceiling, a chrome heated towel rail, and an obscured double glazed window.

### Bedroom 1

With double glazed window to the rear elevation, wall-mounted radiator, decorative coving, and a range of fitted wardrobes providing ample storage and hanging space.

### Bedroom 2

Double glazed window to the rear elevation, wall-mounted radiator, and decorative coving.

### Outside

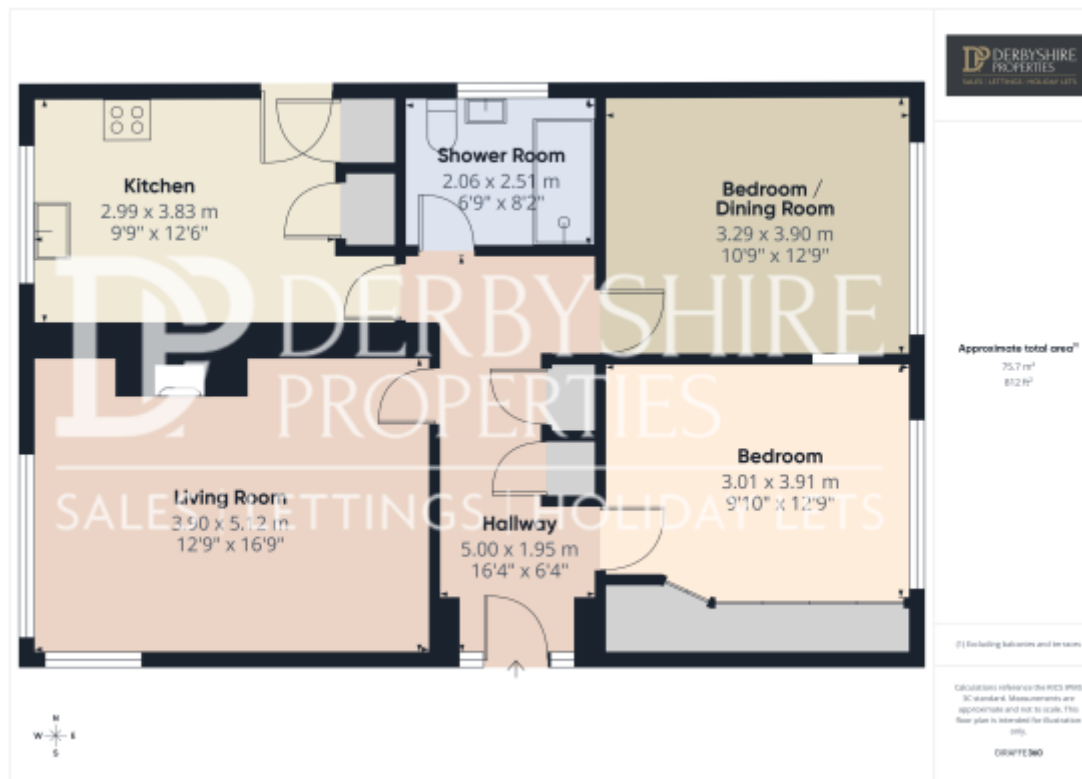
The property is approached via a shared driveway leading to a generous parking area and detached garage. The landscaped front garden is mainly laid to lawn with stocked flowerbeds and borders, and features a wildlife pond with power supply. A side access gate leads to a useful storage area.

The rear garden is divided into two sections. The first is a full-width paved entertaining terrace with timber fence boundaries and mature shrub borders. A gated access leads to the second section, where the parking area, timber garden shed, and summerhouse are located.

#### 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.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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