

# Lychgate Close

Derby, DE21 2DA

John   
German



# Lychgate Close

Derby, DE21 2DA

£230,000

**Offered with NO CHAIN is this detached property requiring some modernisation but OFFERING GREAT POTENTIAL with a well presented and maintained rear garden plus a SINGLE GARAGE with off-street parking.**

**Situated in a popular and quiet cul-de-sac location in Oakwood.**

Sold with the benefit of gas fired central heating, sealed unit doubled glazed windows and NO UPWARD CHAIN. The property's location is on the edge of Oakwood and gives easy access to a parade of shops within Oakwood itself as well as primary school, doctors surgery, dentist, leisure centre, public house, bus service nearby and easy access into Derby city centre.

The entrance porch has a central heating radiator with internal door providing access to the dining room having stairs to the first floor with a useful under stairs storage cupboard, sealed unit double glazed window in uPVC frame to front, central heating radiator and the wall mounted Worcester Bosch combination boiler (installed in approx 2021). Wooden doors provide access to the sitting room and the breakfast kitchen having tiled flooring, preparation services with inset one and a half composite sink with adjacent drainer and mixer tap over with tile splashback. There are a range of base, drawer and wall cupboards, an integrated electric fan assisted oven and grill, a four ring electric hob and extractor fan canopy plus appliance space and plumbing for washing machine and dishwasher. Central heating radiator, sealed unit double glazed windows in uPVC frames to the rear and side plus a uPVC door providing access to rear garden.

The guest cloakroom has a wall mounted wash hand basin with hot and cold tap over, low-level WC, central heating radiator, electric extractor fan and sealed unit double glazed opaque window in uPVC frame to rear.

Moving into the sitting room that has a feature marble fireplace with marble hearth and inset coal effect gas fire. Sealed unit double glazed windows in uPVC frames to front and central heating radiator. An opening leads to the study area which has sealed unit double glazed uPVC sliding door providing access to the rear garden, central heating radiator and useful built in storage cupboards and bookshelf.

On the first floor landing is a loft hatch access with sealed unit double glazed window in uPVC frame to rear and doors providing access to the bedrooms and bathroom.

Both the first and second bedrooms have central heating radiators and sealed unit double glazed windows in uPVC frames to front with useful over stairs storage cupboards.

The third bedroom has a central heating radiator and sealed unit double glazed window in uPVC frame to rear.

The family bathroom has a clamshell pedestal wash hand basin with hot and cold taps over, low level WC, bath with electric shower over and sealed unit double glazed opaque window in uPVC frame to rear.



Outside to the rear of the property is a spacious patio seating area with trellising and pergola that leads to a low maintenance gravelled area and pond with timber fence surround and hard standing. To the side of the property is a handy timber shed providing extra storage space. There is also the benefit of a spacious timber summer house and a bespoke greenhouse. The single detached garage (2.53m x 5.29m) has power, lighting and up and over door. To the front of the property is a small decorative lawn area with well established herbaceous and flowering borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Our Ref: JGA/22062023

Local Authority/Tax Band: Derby City Council / Tax Band C





## Agents' Notes

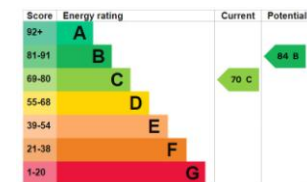
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



## John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

