

# Trowels Lane

Derby, DE22 3LS



Attractive family home modified to create a family friendly layout featuring a spacious living room and a lovely open plan dining kitchen with French doors overlooking a great garden. The location is very handy for all manner of local amenities including shops and schools with an excellent local bus service and access to major commuter routes.

£259,995

John German

Trowels Lane is located within walking distance of The Royal Derby Hospital and Kingsway Retail Park and just a short bus ride or 30 minute walk from Derby City Centre. Littleover village centre is just a mile away with a post office, range of shops and eateries. There are a good selection of local schools and the various campuses of Derby University are all within a couple of miles of the property.

At the front of the property is an arched entrance with an enclosed porch featuring a Minton tiled floor leading onto the original stained glass entrance door with matching top lights and side panels.

A spacious entrance hall with laminate flooring leads on to the ground floor living spaces and stairs rise to the first floor landing with a useful under stairs storage cupboard.

To the front of the property sits a spacious bay fronted living room with a feature electric fireplace.

A spacious open plan dining kitchen extends across the rear of the property and is fitted with a range of shaker style base and eye level units with wood effect worktops extending to form a peninsular breakfast bar, inset stainless steel sink unit with mixer tap, subway tiled splashbacks, integrated dishwasher and fridge freezer, built-in oven, halogen hob with extractor hood over. Laminate flooring runs through to a lovely spacious dining area with French doors overlooking the rear garden.

On the first floor stairs lead up to a central landing with a window to the side and a built-in airing cupboard. Doors lead off to the bedrooms and shower room.

Bedroom one has a fabulous bay window and overlooks the front elevation whilst bedroom two is also a generous double room this time with views over the rear garden.

Bedroom three is a single bedroom with a built-in over stairs wardrobe.

The shower room completes the internal accommodation and is fully tiled and fitted with a low flush WC, wash basin in vanity unit with cupboard storage beneath and a large shower enclosure. Chrome heated towel rail, extractor fan and a tiled floor.

Outside the property is set back from the road behind pressed concrete vehicle hardstanding. Gated access to the side leads to a fully enclosed rear garden which is screened to the rear by mature trees. Adjacent to the rear of the property is a spacious paved patio leading onto a spacious lawn. There is a very useful brick built outhouse perfect for garden storage.

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

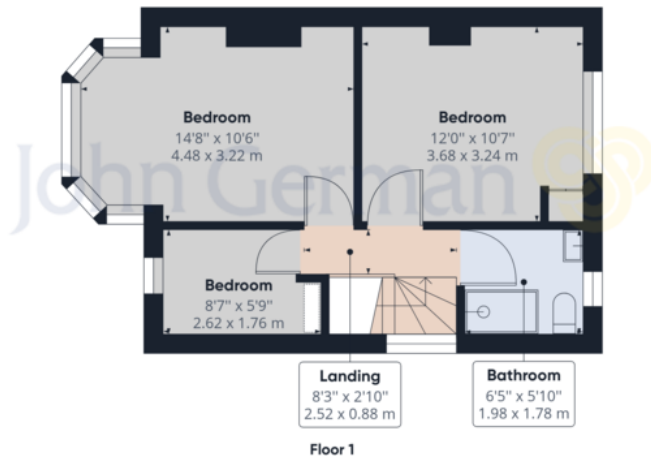
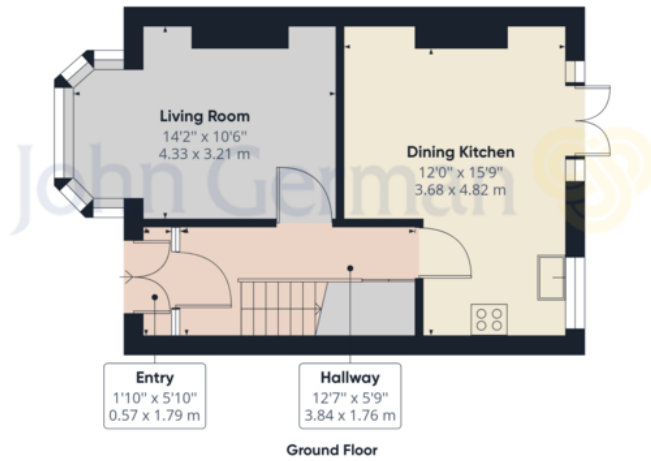
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

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

**Our Ref:** JGA/09102023

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



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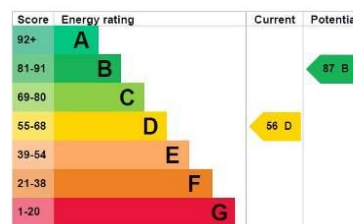
**Approximate total area<sup>(1)</sup>**  
 777.33 ft<sup>2</sup>  
 72.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Agents' Notes

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#### 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.

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