



The Chapel, Duck Street
Egginton

Asking Price £300,000



The Chapel

Eggington

A RARE OPPORTUNITY TO OWN A CHARACTERFUL PROPERTY IN THE LOVELY VILLAGE OF EGGINGTON WHICH WAS ONCE A CHAPEL, BUILT BACK IN 1894. With a kitchen diner, large lounge, two double bedrooms and a family bathroom, high ceilings and a galleried landing this property makes a really lovely home in a great location!

On entering the property into the newly fitted kitchen diner, the first thing you notice is how bright the room is with windows to the front and the back. The kitchen has an integrated oven and hob and has space for a fridge freezer, washing machine and a dishwasher. There is a small step and door which leads to the large lounge with dual aspect windows, a brick built feature fire place with a gas fire. The property also benefits from a downstairs WC. Heading up the wooden staircase from the lounge the galleried landing leads to two fantastic sized double bedrooms, both going from the front to the back of the property. They have velux windows which allow in lots of natural light. There is also some feature cornicing in both the bedrooms.

The family bathroom is also a great size and consists of a bath with shower over, a wash basin and a WC. Outside to the side of the property, the path which leads to the front entrance of the house also has a lockable door through to the yard. The yard is enclosed by a brick built wall and is very low maintenance being laid with patio slabs.

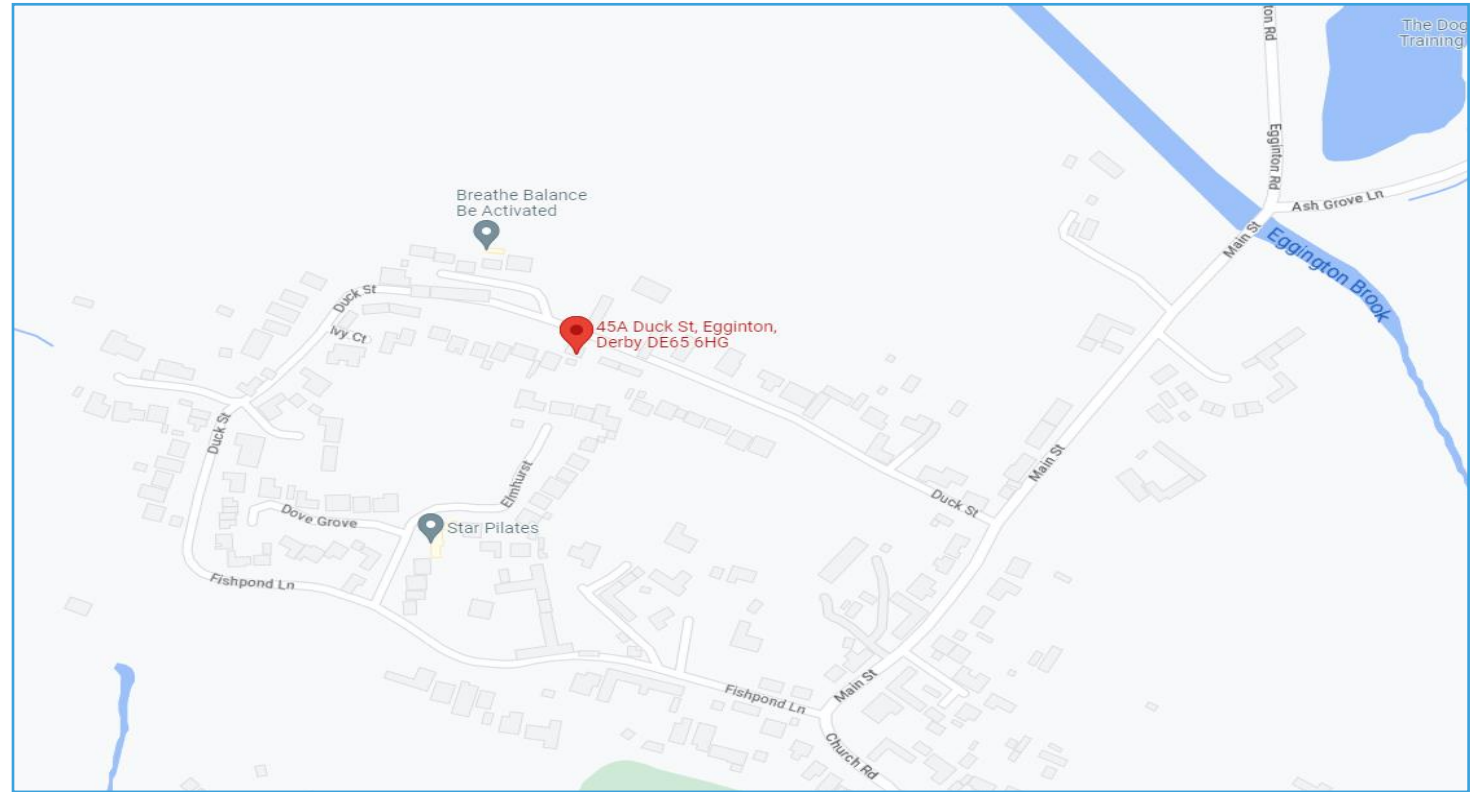
Why you will love this home - If you like something a little bit different, this converted chapel is for you! This property is an absolute must see!



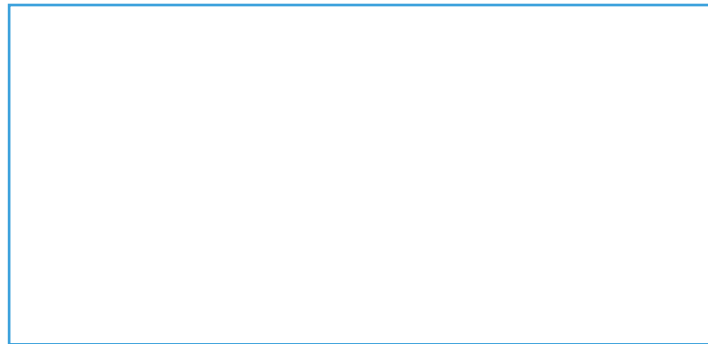
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Located between Derby and Burton, Egginton is a beautiful, quiet and rural village. Within the village there is St Wilfred's Church, the village primary school and village hall as well as having the park and playing fields. It is a great location for road links with it being a short drive to the A38 and is just 5 minutes from the A50 and Toyota Island. In the neighbouring village of Etwall there is John Port Academy, the nearest secondary school, as well as a swimming pool and 3G sports pitch.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

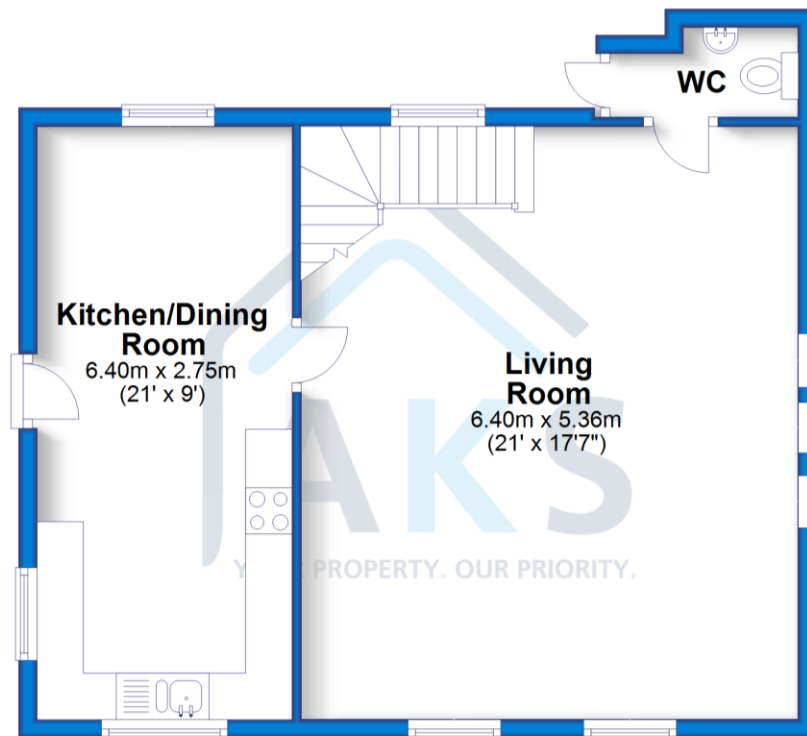
If you're thinking of selling, we'd love to help you.



The Floor Plan

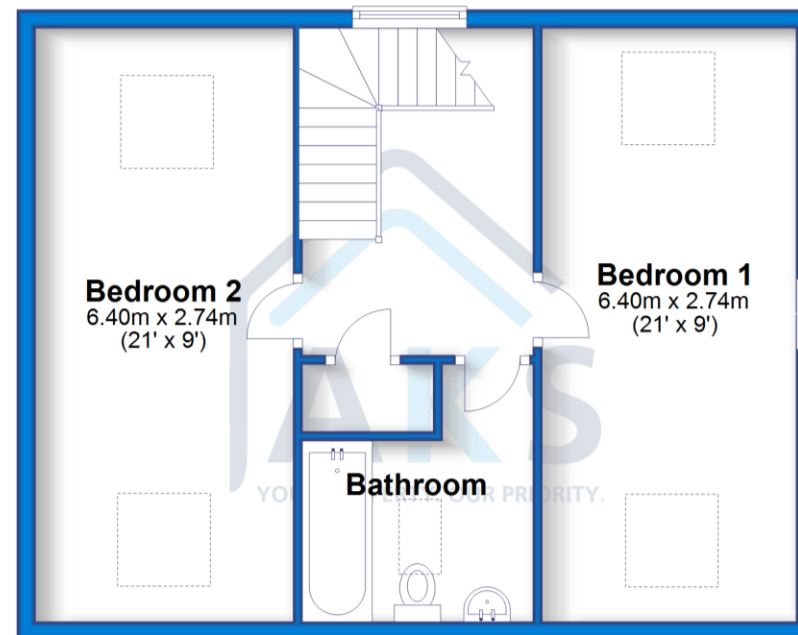
Ground Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



Total area: approx. 106.7 sq. metres (1148.4 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.