



Church Road
Egginton

Asking Price Of £265,000



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THREE BED SEMI DETACHED HOME WITH A LARGE GARDEN BACKING ONTO FIELDS FOR SALE IN THE LOVELY QUIET VILLAGE OF EGGINTON! Having a lounge diner and a kitchen downstairs and three great sized bedrooms, a shower room and WC upstairs, this house makes a lovely home for anyone!

On entering into the home, the hallway is welcoming with space for coat and shoe storage, tiled floor and new stairs carpet. This leads to the lounge diner which is a great space, has plenty of room for a family dining table and sofas. The room has a feature fireplace with surround and patio doors out onto the back garden. The kitchen overlooks the garden and has space for a fridge freezer, oven and dishwasher and has access to the side of the property. Upstairs the master bedroom is a lovely room which has been tastefully decorated and is a great size. The second bedroom is also a fantastic sized double with built in wardrobes and overlooks the garden and fields. The third bedroom is a great sized single with fitted storage cupboards. The shower room consists of a large shower and a wash basin

with fitted storage. The WC is in a separate room. Outside to the front there is a garden mainly laid with grass and a driveway that travels up the left hand side of the house to wooden gates that then lead into the large back garden. The garden has a large patio area with space for dining furniture, a large amount of grass, two sheds and overlooks fields beyond.

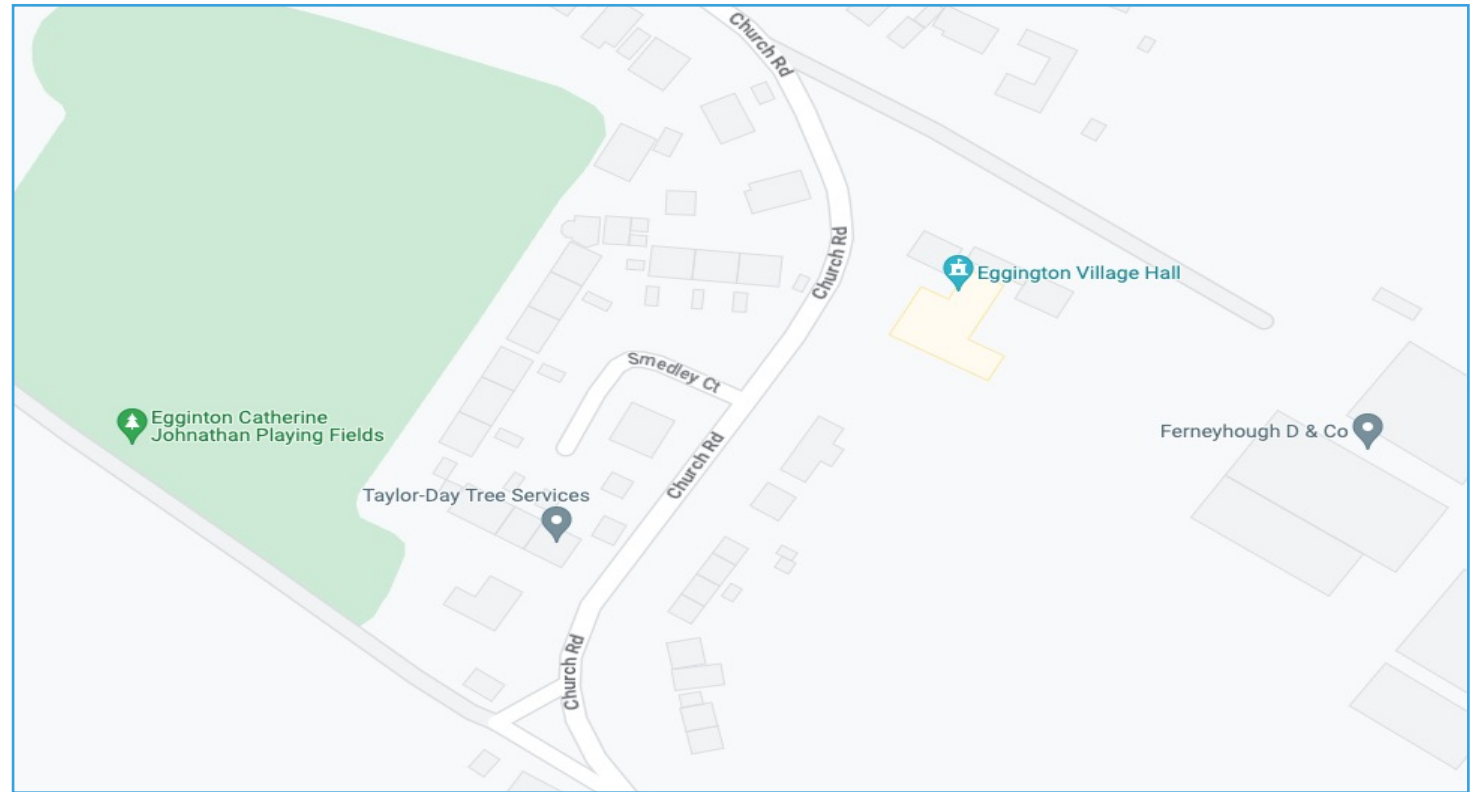
Why you will love this home - With three great sized bedrooms, a large lounge diner and a fantastic garden with beautiful views, why would you not want to see this house! Viewing a must!



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

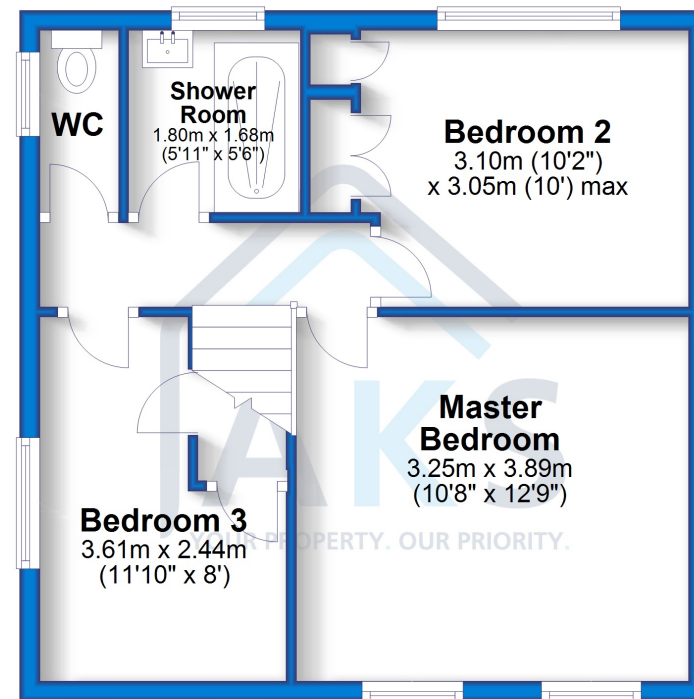
Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 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.