



Ford Lane
Willington

Asking Price of £400,000



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A FANTASTIC EXAMPLE OF A MUCH IMPROVED SEMI-DETACHED PROPERTY IN THE POPULAR VILLAGE OF WILLINGTON WITH AN AMAZING EXTENSION TO THE BACK HAVING THE LOUNGE OVERLOOKING THE GARDEN THROUGH BI-FOLD DOORS AND A LARGE BAR/ENTERTAINMENT ROOM, PERFECT FOR SOCIALISING! With two reception rooms, a great size kitchen, a utility, WC and bar on the ground floor, four double bedrooms, an en-suite and family bathroom to the first floor and plenty of driveway parking, this house makes a fantastic family home!

On entering the home the hallway leads straight upstairs, the second reception room is to the right having a bay window allowing lots of light into the room and makes a lovely extra sitting area or dining room. The modern kitchen is a great space with an integrated dishwasher, oven, induction hob and microwave. There is space for an American style fridge-freezer and there is a great sized breakfast bar. The lounge is a lovely room with bi-fold doors right across looking out over the back garden. There is also a utility/WC downstairs. The really exciting part of this home is the bar and entertainment room. It has a fully fitted bar and fitted seating, there is also a built in media wall with an electric fire.

There is access to the front and also to the back garden. There is loft space as the current owners have changed the roof to a pitched roof. This room really needs to be seen to fully appreciate it! The whole downstairs has the benefit of underfloor heating. Upstairs the master bedroom is a great size with two sets of fitted mirrored wardrobes. The master bedroom also benefits from an en-suite which consists of a shower, wash basin and WC. There are three further double bedrooms and a family bathroom which consists of a P shaped bath with a shower over, a wash basin and WC. Outside to the front there is driveway parking



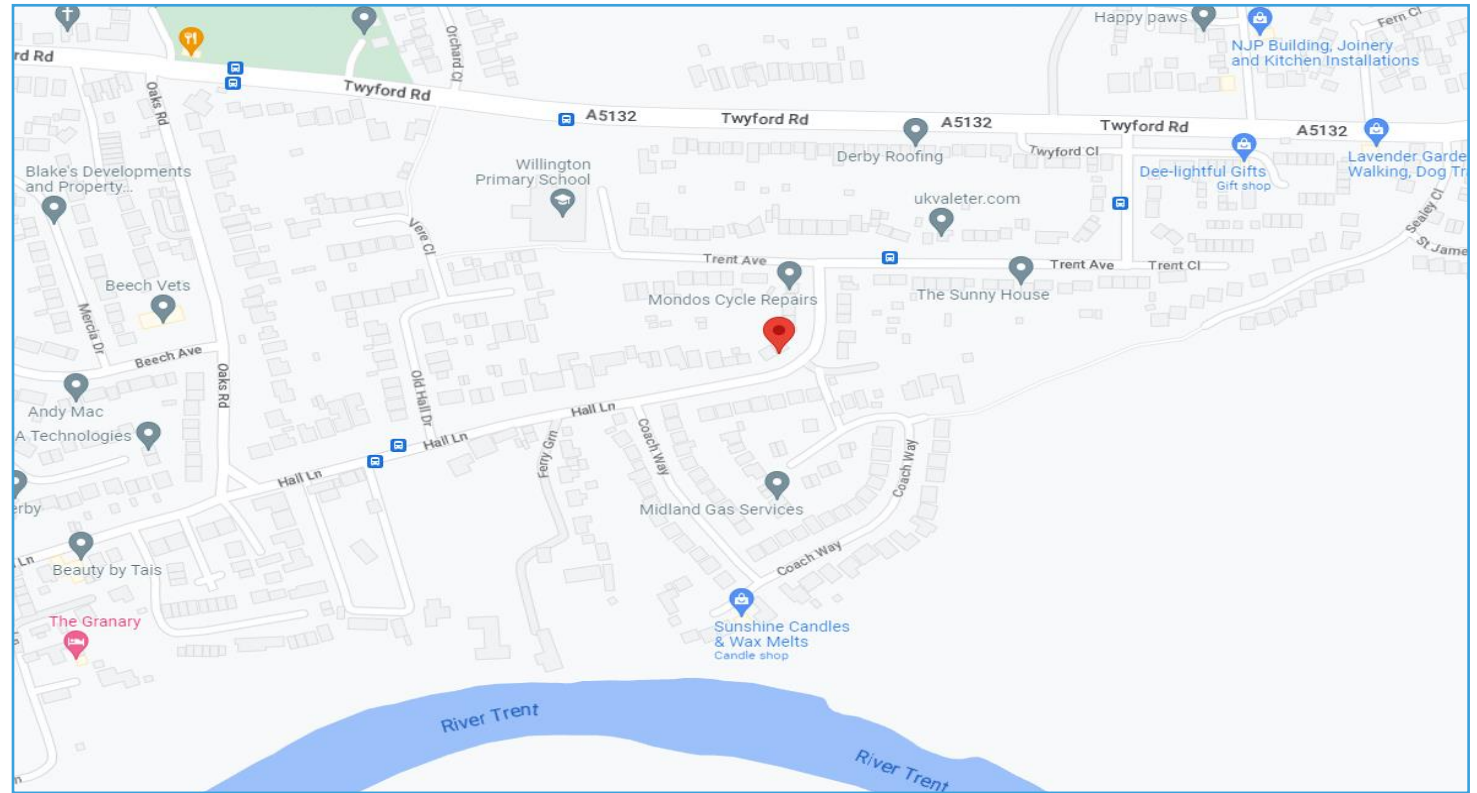
for at least four cars and to the back of the property there is a well maintained garden with an area of grass and a patio area for outdoor dining, there is a brick built barbecue, two outside canopies have been built, one having LED lights fitted and heating.
Why you will love this home - With fantastic downstairs space, driveway parking, four double bedrooms and the most amazing bar/entertainment room, this makes a great home for any family!



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The village of Willington is beautiful and a fantastic village for a family. The local Willington Primary School feeds into John Port School in the neighbouring village of Etwell. There are local amenities in the centre of the village including a Co-op, Post Office, Doctors Surgery, Chip shop and several pubs on the canal. With several fields, it is a popular walkers village with easy access to the canal path, leading to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	74	
(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

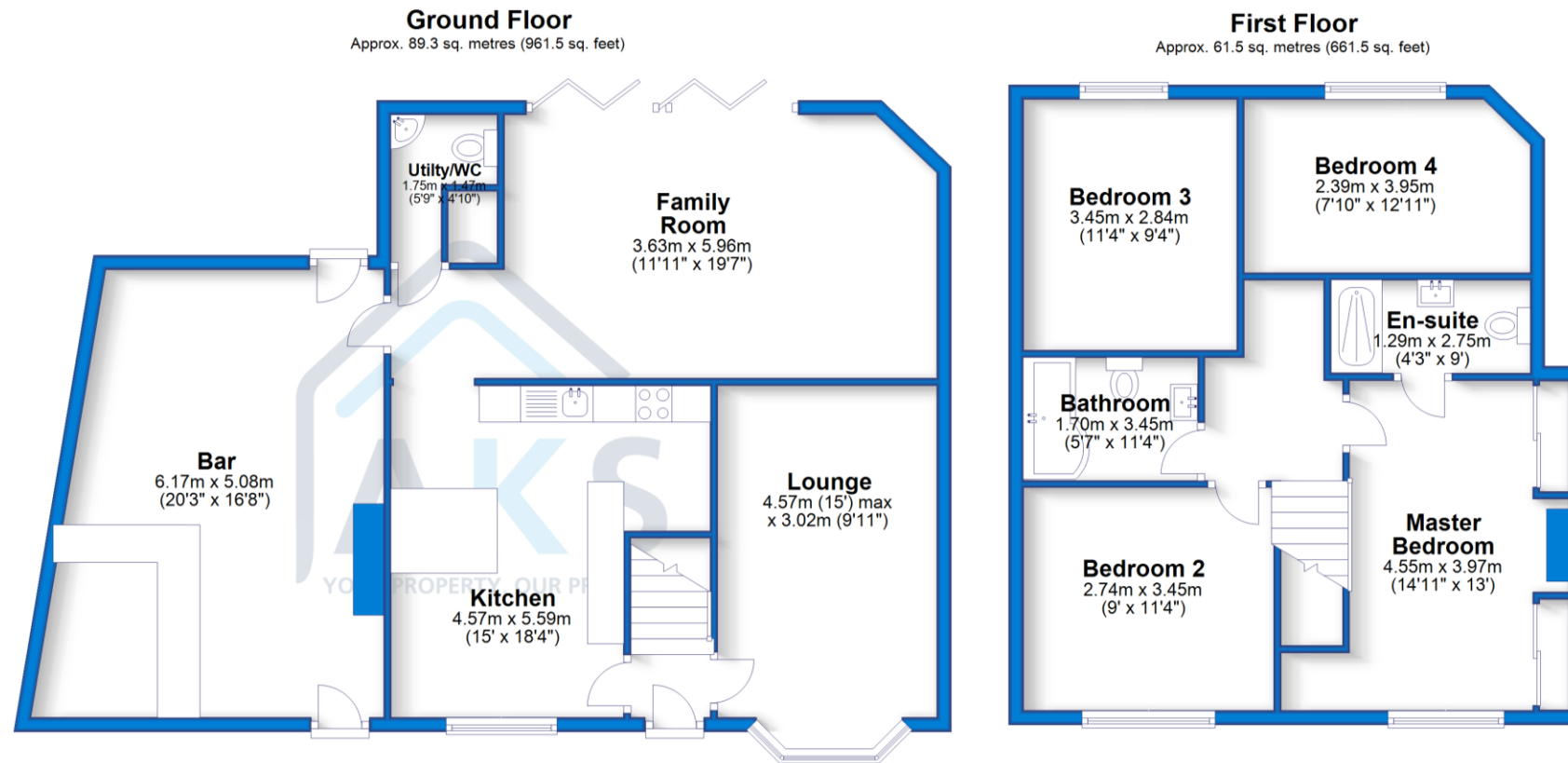


Help for sellers

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



The Floor Plan



Total area: approx. 150.8 sq. metres (1623.0 sq. feet)

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

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 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.