

Leven Close

Sinfin, Derby, DE24 3HP

John 
German



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£188,000

The perfect retirement bungalow in a cul-de-sac location within walking distance of a local shop & bus stops as well as just around the corner from more great amenities. This property is ready to move into with a modern wet room and a new central heating system.

The property is accessed from the side with a uPVC double glazed entrance door that opens into the entrance hall with a useful storage cupboard and doors leading off.

The lounge has a full height picture window overlooking the front garden and a recently replaced gas fire set on a marble hearth.

The kitchen leads off the lounge and is fitted with a range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer, tiled splashbacks, slot in double oven with pull out extractor hood over, tiled floor, uPVC double glazed window to the rear and a matching rear entrance door into the conservatory.

UPVC double glazed window conservatory with tiled floor and power connected, entrance door into the garden.

Bedroom one is a double bedroom, fitted with a range of bedroom furniture with a window overlooking the front garden. Bedroom two is a single bedroom which overlooks the rear garden.

The fully tiled shower/wet room has been refitted with a low flush WC with a fold away grab rail and a vanity washbasin with cupboard storage beneath. The shower area has an electric shower, fitted fold away seat and a shower curtain and rail. UPVC double glazed window to the rear and an extractor fan.

Outside the property is set on a corner plot with lawned gardens on three sides the side and rear gardens are lovely and private with paved pathways and seating areas and a timber garden shed. There is a driveway to the side of the property providing ample parking as well as access via double wrought iron gates to the rear of the property and to the detached single garage.

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

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

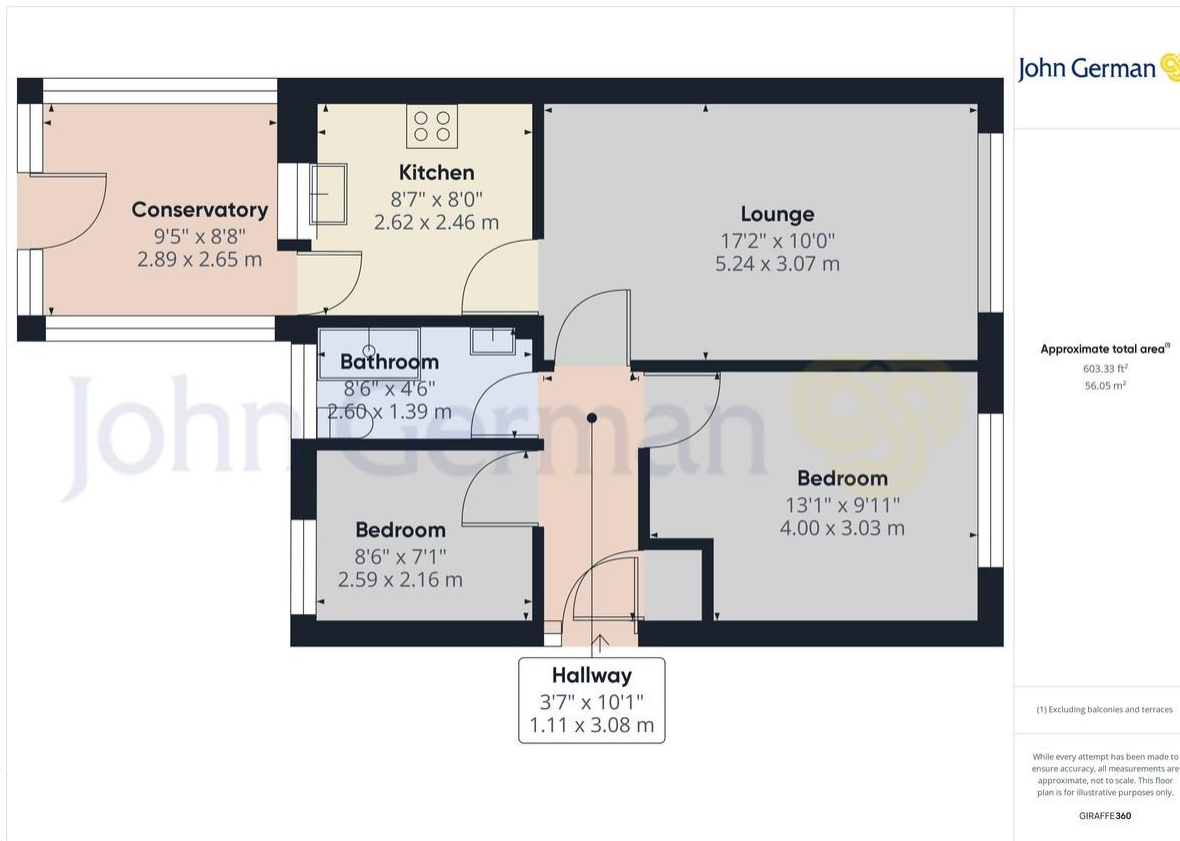
Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11032024







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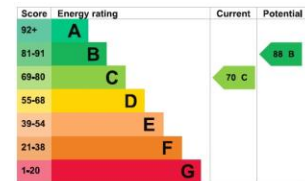
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John German

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

01332 943818

derby@johngerman.co.uk



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