

# Blacksmiths Lane, Egginton

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Offers in excess of  
**£300,000**



This property at a glance:



1



2



1



4



E



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# Blacksmiths Lane, Egginton



## Sam says:

*"This is the most charming bungalow in a beautiful location!"*

*I love the large lounge with the bay window and two shaped windows giving the lounge lots of natural light and character. The property benefits from an extra WC which is quite a rare feature in a bungalow.*

*Both bedrooms are fantastic sized doubles, both overlooking the back garden. The kitchen is a bright space and accessed via the driveway through the side door. There is a single garage and a driveway with space for at least four cars!*

*This will make a really lovely home with beautiful surroundings and walks.*



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## Did you spot...

*The bungalow has a lovely front garden and private back garden with space for outdoor seating.*



## A message from the seller:

*"My Uncle has lived at this bungalow for 45 years. It is ideally placed for easy access to the A38, A50, East Midlands Airport and the M1. Egginton, is lovely and quiet and a very friendly village. There are allotments 50 yards away from the bungalow and beautiful walks alongside the river Dove. Egginton is close proximity to the shops in Hilton and Mickleover."*



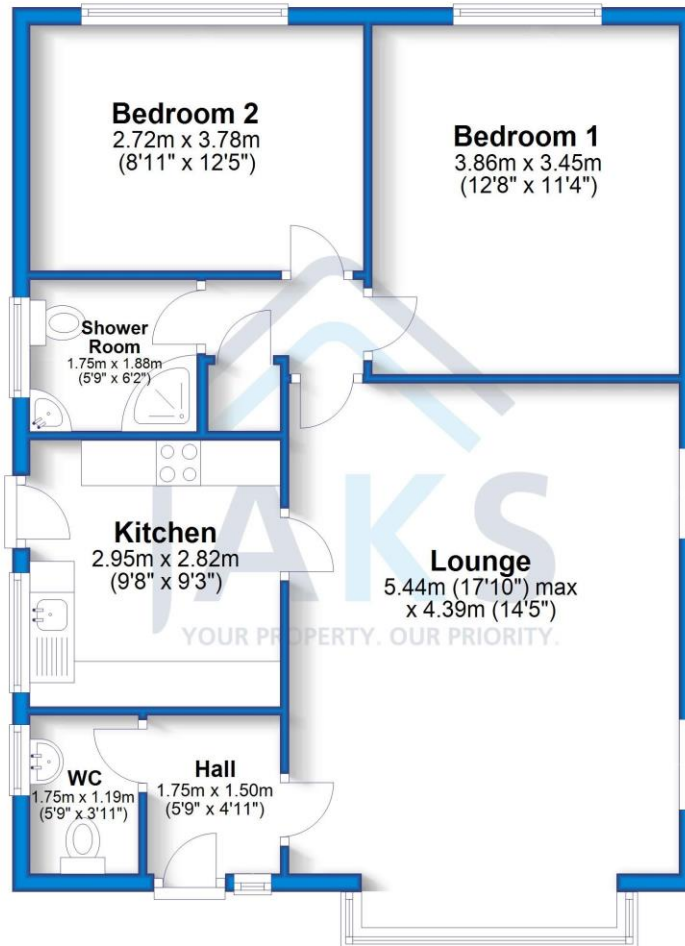




# Floor Plan

## Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 sq. feet)



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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



## Key Features:

- NO UPWARD CHAIN
- BEAUTIFUL LOCATION
- LARGE LOUNGE WITH BAY WINDOW
- GARAGE AND DRIVEWAY PARKING
- TWO DOUBLE BEDROOMS
- EPC RATING E



## About the area:

located between Derby and Burton, Egginton is a beautiful, quiet and rural village. Within the village there is St Wilfred's Church 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.



## Schools:

There is a primary school within the village. In the neighbouring village of Etwell there is John Port Academy, the nearest secondary school, as well as a swimming pool and 3G sports pitch.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with  
**Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

