

Shelton Gate Close, Shelton Lock

aksresidential.com

Offers In Excess Of
£240,000



This property at a glance:



1



3



2



1



C



Watch the video



Shelton Gate Close, Shelton Lock



Sam says:

"This is a lovely family home in a quiet cul-de-sac situated on a great plot. The lounge diner is a great size and runs from the front to the back of the home and benefits from patio doors out onto the garden. The breakfast kitchen is modern and is also a great space. The downstairs WC is beneficial for young children or guests. Upstairs there are three double bedrooms which is quite a rare find. The main bedroom benefits from a dressing room with fitted wardrobes and also an en-suite shower room! The garden is a lovely private space and runs down the side of the house leading to the front garden! The integral garage is practical and also has driveway parking. This house also benefits from plenty of storage, having an under and over stairs storage cupboard plus an extra cupboard on the landing! This makes a wonderful home for first time buyers, small families or even someone looking for a buy to let!"



aksresidential.com

Shelton Gate Close, Shelton Lock



Did you spot...

the contract kitchen cupboards and established, lush garden



A message from the seller:

"We have loved living in this house and if we could pick it up and move it we probably would! We have made a number of improvements over the years to create our ideal family home and the garden is very private, ideal for children and hosting summer BBQs. The house itself is nestled on a quiet street, next to the canal path, a stone's throw away from a family park and with Moorway's Sport Village just around the corner there is lots of entertainment nearby for the family. The location has excellent connectivity to major roads and public transportation which means for us this home offers the perfect blend of tranquillity and convenience for our family's lifestyle."





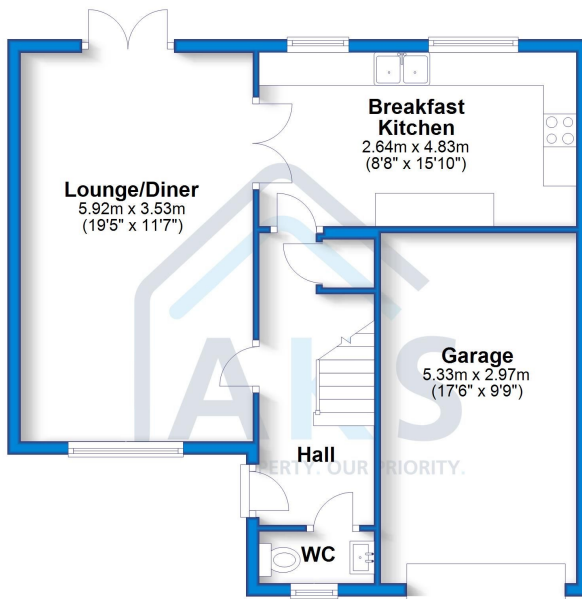
Floor Plan



aksresidential.com

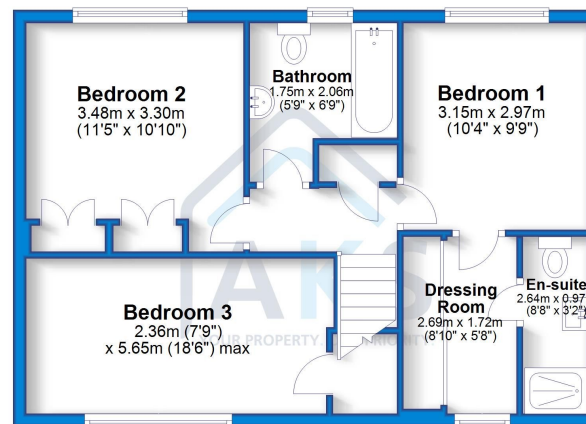
Ground Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



Total area: approx. 110.3 sq. metres (1187.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(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	



200+ 5 star Google Reviews



Key Features:

- CORNER PLOT
- CUL-DE-SAC LOCATION
- BREAKFAST KITCHEN
- DRESSING ROOM AND EN-SUITE
- EPC RATING C
- THREE LARGE DOUBLE BEDROOMS



About the area:

Shelton Lock is a popular suburb of South Derbyshire. It is known for its canal ways and cycle paths. The Bubble Inn and café are situated by the lock and are popular places to eat and drink. There is plenty of local amenities. Easy access to the A38 and A50. There are plenty of bus routes nearby, a park and a community centre.



Schools:

Shelton Infant School in the primary School and then onto Noel Baker Secondary School



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

