

# Lathkill Drive

Ashbourne, DE6 1SW



Extended three bedroom semi-detached home on a corner plot, offering over 1,150 sq ft of accommodation. Features include a modern dining kitchen, utility room, integral garage, off-street parking, no upward chain and close to local amenities.

£280,000



John German

Situated in a popular residential area close to local amenities, this property is an extended three bedroom semi-detached home occupying a corner plot and offering over 1,150 sq ft of gross internal living space. The property is available with no upward chain and will appeal to a range of buyers, including first time buyers, couples, families or those looking to downsize from a larger home while retaining generous accommodation. The ground floor provides practical and well-proportioned living space, with a spacious reception hallway, a large sitting room to the front and a modern L-shape dining kitchen to the rear, designed for everyday use as well as entertaining. A separate utility room adds further convenience, and there is direct internal access to the integral garage. Full fibre broadband is also available in this area, making the property suitable for home working. Upstairs, there are three bedrooms served by a modern bathroom. Externally, the property is situated on a corner plot, with off-street parking. The location is well regarded, with easy access to shops, services and transport links, making this a straightforward and practical home in a well-established area of Ashbourne.

Entering into the spacious reception hallway, which provides a welcoming first impression. From here, stairs lead to the first floor and there is a useful understairs storage cupboard. Doors lead off to the sitting room and dining kitchen. To the front of the property is the sitting room, a generous reception space with a fireplace forming the focal point, currently disconnected. An opening leads through to the dining area of the dining kitchen, allowing the space to work well for both everyday living and entertaining, while additional doors link back to the hallway and into the kitchen. The extended L-shaped dining kitchen provides a well-planned and functional space. It is fitted with rolled edge work surfaces incorporating a composite sink with drainer, mixer tap and tiled splashbacks. There is a good range of base cupboards, drawers and matching wall units, along with an integrated microwave oven and plinth lighting. Cooking facilities include a freestanding Flavel electric range oven with eight-ring gas hob and extractor fan above. The kitchen also has breakfast bar seating, while the dining area benefits from electric underfloor heating. UPVC French doors open directly onto the rear garden. Adjoining the kitchen is a useful utility room, fitted with matching work surfaces and an inset stainless steel sink with mixer tap. Base units provide additional storage, with appliance space and plumbing for a washing machine, and further space for a tumble dryer and dishwasher. A door leads out to the side of the property, while internal access is provided into the integral garage, which is fitted with an up-and-over door, power and lighting.

To the first floor, the landing is a good size and provides access to all three bedrooms and the bathroom. There is also an airing cupboard housing the hot water tank and a loft hatch leading to a partially boarded loft. Two of the bedrooms are doubles, one of which benefits from fitted wardrobes, while the second offers space for free-standing furniture. The third bedroom is a generous single room with a built-in wardrobe and storage cupboard, making it a flexible space suitable for a bedroom, home office or hobby room. The bathroom is fitted with a modern white suite comprising a circular wash hand basin set within a vanity unit, a low level WC, a bath with chrome mixer tap and a separate shower cubicle. There is also a chrome ladder-style heated towel rail and an electric extractor fan.

Outside, to the side of the property is a paved patio area with timber shed and greenhouse. To the rear of the property is a well presented garden patio, laid lawn with herbaceous planting and flowering border. To the front of the property, a driveway provides off-street parking alongside a lawned garden area, which offers potential to extend the driveway if required.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard **Parking:** Drive & garage  
**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** 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:** Derbyshire Dales District Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/22012026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent