



Lilac Grove  
South Normanton Alfreton



## Property Description

Situated in a popular residential location and offered with no upward chain. This is a detached bungalow set on larger than average plot, with the scope to extend subject to the necessary planning consents. The well maintained and presented accommodation has entrance hall, lounge with double glazed bow window to the front elevation and feature fire surround. The dining kitchen has wall and base units with integrated appliances and double glazed french style doors to the rear. Two bedrooms, one overlooking the front elevation and one to the rear. Shower room having three piece suite. Externally are gardens to the front and rear, the garden is open plan being laid to lawn with a driveway for ample vehicle standing. The accommodation has gas heating and double glazed windows. Internal viewing is recommended.

### Entrance Hall

Access to available roof space and cupboard providing storage space.

### Dining Kitchen

10' 3" x 15' 7" ( 3.12m x 4.75m )

A beautiful modern kitchen having wall and base units with complementary work surfaces over, incorporating a single drainer stainless steel sink unit. Integrated four ring gas hob and electric oven with extractor hood over. Further integrated washing machine, fridge and freezer. Cupboard housing the Worcester gas heating boiler. The kitchen has pull out larder cupboard and complementary laminate

floor. Tiled splashbacks, radiator and UPVC double glazed window to the side. Double glazed french doors overlook the side elevation and provide access to the rear accommodation.

### Lounge

11' x 14' 8" ( 3.35m x 4.47m )

The focal point of this room is a feature Adam style fire surround with complementary hearth and backdrop incorporating a living flame effect gas fire. Double glazed bow window to the front, radiator and television point.

### Bedroom One

10' 11" x 11' 8" ( 3.33m x 3.56m )

Double glazed window to the rear, radiator and ceiling coving.

### Bedroom Two

6' 11" x 10' 8" ( 2.11m x 3.25m )

Double glazed window to the front, radiator and ceiling coving.

### Shower Room

7' 1" x 6' 10" ( 2.16m x 2.08m )

Having walk in corner shower cubicle, wash hand basin and low flush W/C. Complementary tiling to the walls and floor, radiator and double glazed window to the side. Cylinder cupboard providing airing space.

### Outside

The front of the property being open plan and

has an area of lawn. A side driveway provides vehicle standing space for a number of cars and through gated access in turn leads to the rear. The rear garden itself is larger than average in size with variety of trees and shrubs. A paved patio provides ample space for a seating area to enjoy the garden.









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Tenure: Freehold



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