



263 Lambourn Drive, Allestree, Derby, DE22 2UA

£1,125 Per Calendar



A very generously proportioned three bedroomed detached bungalow with spacious living, dining and kitchen accommodation.



DIRECTIONS

From Derby City Centre, head north via Duffield Road (the A6) passing straight over at the small traffic island by the Broadway Public House, passing through Darley Abbey, on arriving at the next large traffic island, take the third exit continuing along Duffield Road (the A6) turning right onto Derwent Avenue, immediately after the petrol station at the junction turn right onto Lambourn Drive where the property will be found towards the top of the hill on the left.

ACCOMMODATION

Internally the bungalow benefits from being recently upgraded and refurbished and briefly comprises: Entrance hallway, cloakroom and separate bathroom with electric shower, three bedrooms, large lounge leading into a dining area and a newly fitted kitchen and access to the rear garden,. Externally the bungalow is set back from Lambourn Drive behind a deep verge leading to a tarmac driveway, front garden, detached garage and private rear garden with a patio and lawn.

This detached bungalow is located within the popular residential suburb of Allestree, found to the immediate north of Derby City Centre connected by a frequent public transport service which runs daily on the nearby Duffield Road, within close proximity is a useful grocery store/newsagents, petrol station, hairdressers and church. Ease of access can be sought to the A6 and the A38 road networks.

ENTRANCE HALLWAY

Main front door allows access to a hallway with newly fitted wood effect flooring, radiator and and loft access.

CLOAKROOM

Fitted with a low level WC and wash hand basin,

BATHROOM

Fitted with a panelled bath with newly installed electric shower over, toilet and wash hand basin and extractor fan, radiator.

DOUBLE BEDROOM ONE

15'4 x 11'4 (4.67m x 3.45m)
with double glazed bay window to the front elevation and radiator.

DOUBLE BEDROOM TWO

11'7 x 9'6 (3.53m x 2.90m)
with double glazed bay window to the front elevation and radiator.

LOUNGE/DINER

23'8 x 11'11 (7.21m x 3.63m)
With ample space for large lounge and dining furniture, newly carpeted and decorated, newly fitted french doors give access to the rear patio, radiator and open plan access into the kitchen

KITCHEN

12'2 x 8'10 (3.71m x 2.69m)
Having a uPVC double glazed window to the rear elevation, a range of newly fitted wall, base and drawer units, roll edge laminate work tops, tiled splash backs, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated electric oven, hob with extractor over, space for washing machine and fridge freezer.

BEDROOM THREE

12'0 x 8'0 (3.66m x 2.44m)
with double glazed bay window to the side elevation and radiator.

REAR GARDEN

The rear garden comprises of a paved patio, lawn, both on the level, to the rear of the plot is an additional garden area which slopes away from the main patio and lawn. The garden is enclosed by timber fencing and offers a high degree of privacy.

FRONT GARDEN

To the front of the property there is a low maintenance foregarden and a tarmac driveway which continues to the rear of the bungalow where there is a detached garage. The bungalow enjoys a set back position from the main Lambourn Drive behind a deep grassed verge.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

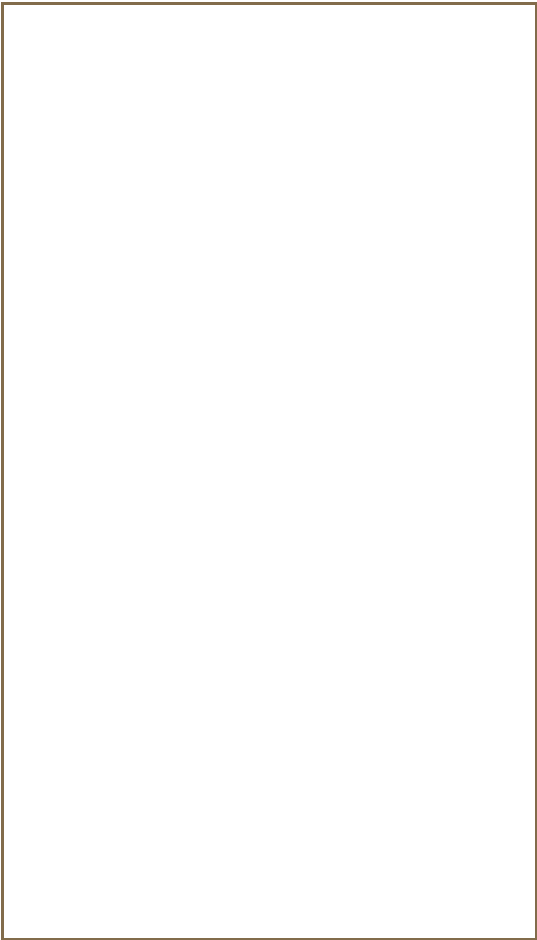
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

