

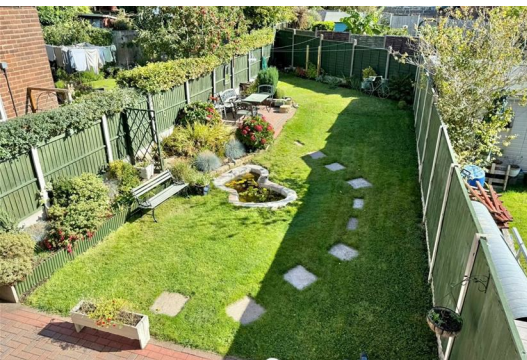


## 29 Laburnum Crescent, Allestree, Derby, DE22 2GQ

**£270,000**



Situated in the heart of Allestree, a short walk from the shopping facilities at Blenheim parade, this is a beautifully appointed three bedroom property which benefits from a generous family garden to the rear.





# 29 Laburnum Crescent, Allestree, Derby, DE22 2GQ

£270,000



## DIRECTIONS

Leave the centre of Allestree along Woodlands lane and turn left onto Laburnum Crescent. The property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which in brief comprises an entrance hall with staircase leading to the first floor, large lounge with windows overlooking the front elevation and a dining kitchen with integrated appliances. To the first floor are three good sized bedrooms and a bathroom with separate WC.

Outside the property benefits from a superb garden to the rear which is mainly laid to lawn and overlooked by two patio areas. To the front elevation there is large driveway with car standing for several vehicles and gated access to the side of the house.

The property is well located for ease of access to the shopping facilities on both Blenheim Parade and Park Farm in Allestree. The house is within easy reach of schools and a short walk from the beautiful Allestree park with its lake and superb countryside walks. The residence is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

This property would ideally suit a purchaser looking for a substantial family house which should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed side entrance door into:

### ENTRANCE HALL

With staircase leading to the first floor, understairs storage cupboard, double radiator and coat hanging space. Quality wood flooring

### LOUNGE

16'6" x 13'7" (5.03m x 4.14m)

A beautifully presented room situated at the front of the house with triple glazed windows overlooking the front elevation, feature fireplace, TV point and quality wooden floor.

### DINING KITCHEN

13'2" x 10'1" (4.01m x 3.07m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric double oven, hob and extractor. The kitchen has a sink unit beneath a double glazed window overlooking the rear elevation and there is a double glazed door leading to the rear of the property, space for a washing machine, useful kitchen drawers, space for a free standing fridge/freezer, glass display cabinets and open shelving, radiator, quality wooden floor and space for a dining table.

## TO THE FIRST FLOOR

### LANDING

With access to the loft, two triple glazed windows to the side elevation and useful storage cupboard enclosing boiler providing domestic hot water and central heating.

### BEDROOM ONE

13'3" x 10'2" (4.04m x 3.10m)

With triple glazed window to the rear, radiator and feature fireplace incorporating an electric fire.

### BEDROOM TWO

13'7" x 7'8" (4.14m x 2.34m)

With triple glazed window to the front and radiator.

### BEDROOM THREE

8'7" x 7'1" plus lobby area (2.62m x 2.16m plus lobby area)

With triple glazed window to the front and radiator.

## BATHROOM

5'10" x 5'5" (1.78m x 1.65m)

With pedestal wash hand basin and bath with shower over the bath, heated towel rail and frosted triple glazed window.

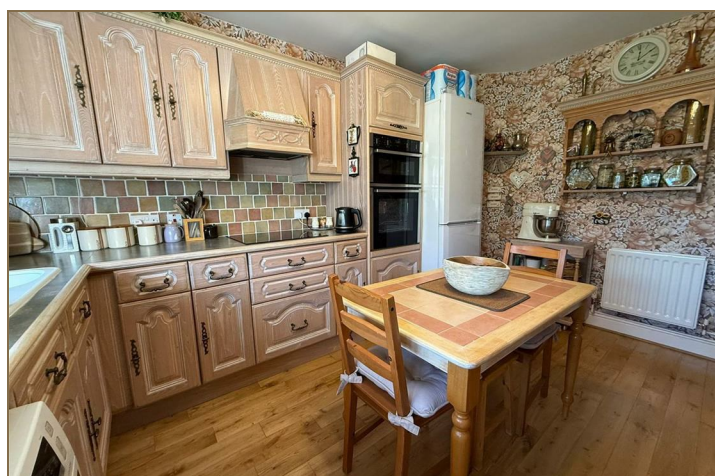
## SEPARATE WC

With WC and complementary tiling.

## OUTSIDE

Outside the property benefits from a delightful garden to the rear which is laid mainly to lawn and overlooked by a block paved patio area. The garden has a pond and there is an additional patio area centred in the middle of the garden. Two useful outside stores.

To the front elevation there is a block paved driveway with car standing for several vehicles and there is gated access to the side of the house.



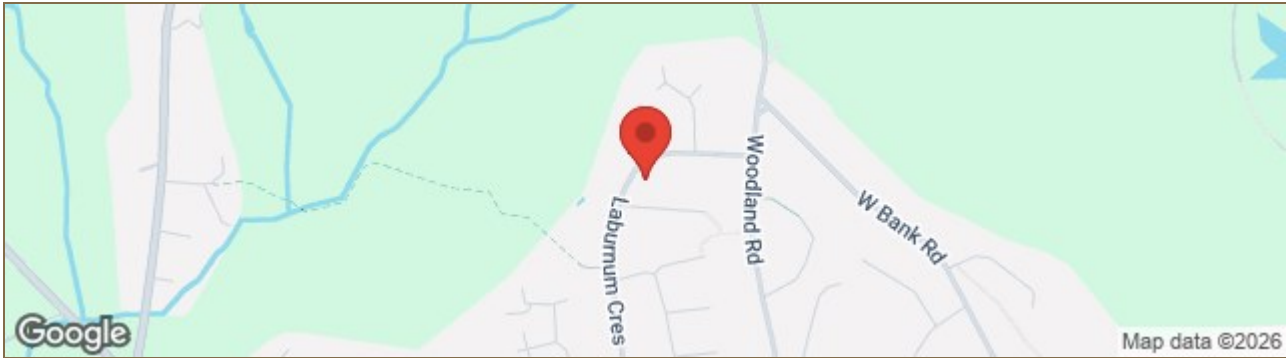




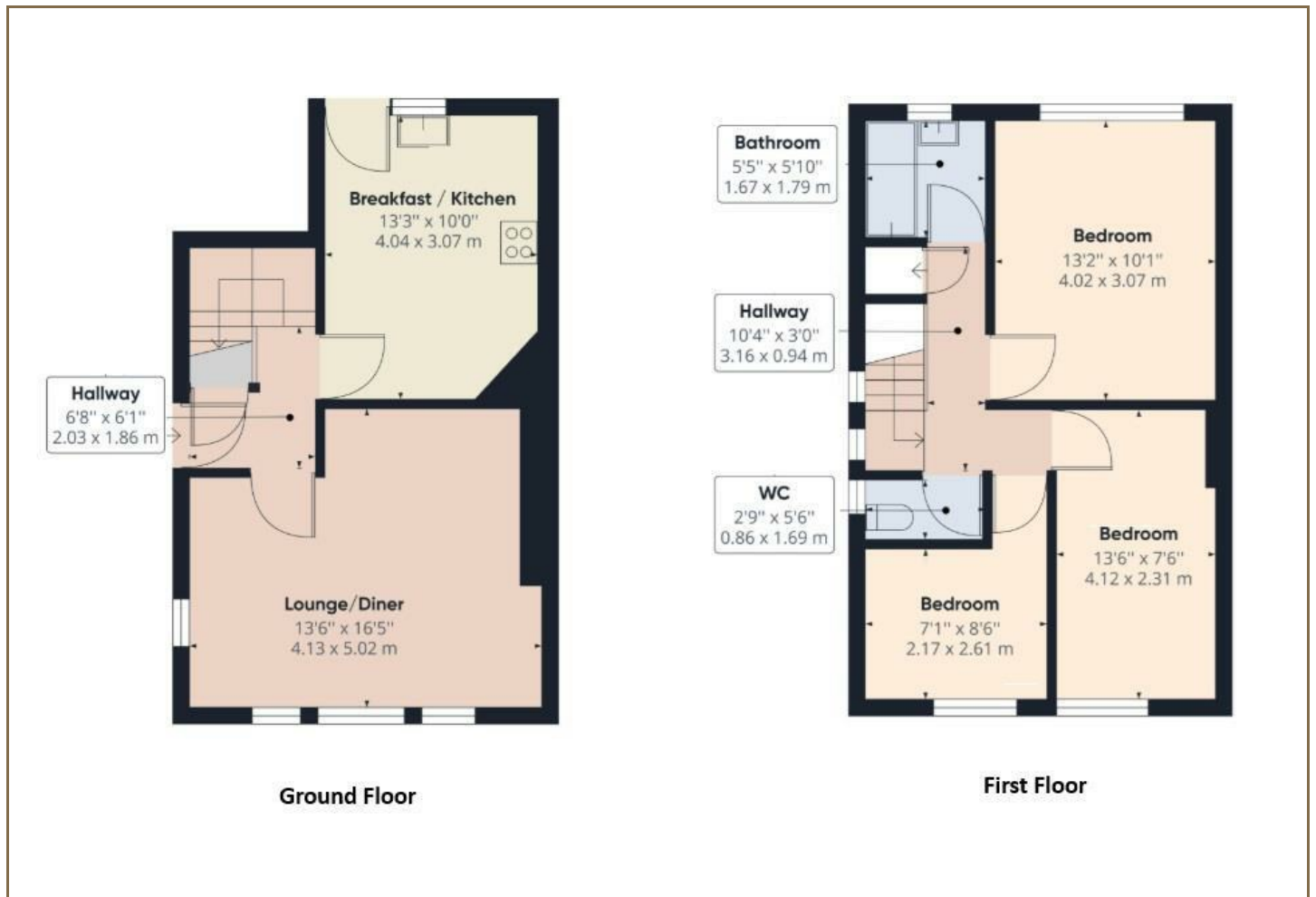




## Road Map



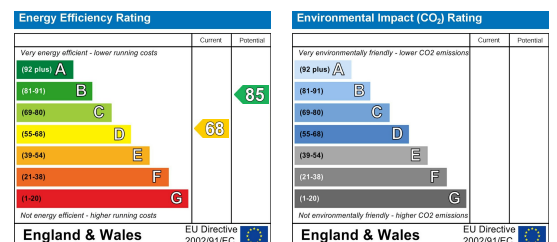
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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