



## 140 Sancroft Road, Spondon, Derby, DE21 7ES

**£269,950**



Enjoying an open aspect and having been extended is this spacious semi-detached family home with three well proportioned bedrooms and pleasant rear garden with open aspect.



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## DIRECTIONS

From the A52, take the sharp exit onto Lodge Lane, turn left onto Church Street as the road bends to the right, continue along Locko Road eventually right onto Sancroft Road where the property will be found on the left just before the junction with Chapel Lane.

The gas centrally heated and UPVC double glazed accommodation comprises, an enclosed porch, hallway, lounge, large living dining room adjoining a fitted kitchen, conservatory, rear lobby with access into a cloakroom and garage. To the first floor are three well-proportioned bedrooms and bathroom with shower over bath.

Externally there is a pressed concrete driveway providing off road parking leading to a garage, planted garden and gated side access. The rear garden backs onto local allotments and has a paved patio, lawn and sheds.

Spondon is a popular suburb of Derby located off the A52 with ease of access into the city and also towards Nottingham. Locally there are reputable schools including West Park secondary, high street with shops and pleasant surrounding parks.

## ACCOMMODATION

### PORCH

7'2" x 4'11" (2.18m x 1.50m)

An enclosed porch with main UPVC double

glazed front door, tiled floor, perfect space for coats, shoes and pushchair, inner door into:

### HALLWAY

A formal area with stairs leading to the first floor, radiator.

### LOUNGE

13'6" x 12' (4.11m x 3.66m)

A spacious lounge a large UPVC double glazed window to the front elevation, media connections and radiator.

### LIVING DINING ROOM

18' x 9'11" (5.49m x 3.02m)

A very spacious second reception room adjoining the kitchen, providing ample space for dining and lounge furniture, radiator, UPVC double glazed door to garden and sliding doors into:

### CONSERVATORY

12'4" x 11'1" (3.76m x 3.38m)

A spacious brick based conservatory with UPVC double glazed windows and an attractive pitched roof, tiled floor, French doors into the garden, heater/air conditioning unit.

### KITCHEN

15'1" x 7'11" (4.60m x 2.41m)

Appointed with an excellent and plentiful range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and breakfast bar, stainless steel sink and drainer, electric oven,

gas hob and extractor fan over, space for a washing machine, dishwasher and fridge freezer, tiled floor, high level UPVC double glazed window and French doors into the garden.

## REAR LOBBY

Providing access into the garage and:

## CLOAKROOM

Low level WC and wash basin, towel radiator and UPVC double glazed window.

## FIRST FLOOR

### LANDING

Naturally light with a side UPVC double glazed window, cupboard housing the Worcester combination boiler and loft access.

## BEDROOM ONE

12'7" x 9'11" (3.84m x 3.02m)

A spacious double bedroom with ample space for all furniture, front facing UPVC double glazed window, built in cupboard and radiator.

## BEDROOM TWO

11'1" x 10'1" (3.38m x 3.07m)

A second double bedroom with a rear facing UPVC double glazed window with far reaching countryside views, radiator.

## BEDROOM THREE

8'9" x 7'9" (2.67m x 2.36m)

A generous third bedroom with front facing UPVC double glazed window and radiator.

## BATHROOM

7'7" x 5'5" (2.31m x 1.65m)

Fitted with a three piece suite comprising a panelled bath with shower over and screen, wash basin and WC, UPVC double glazed window, chrome towel radiator.

## OUTSIDE

Externally there is a pressed concrete driveway providing off road parking leading to a garage, planted garden and gated side access. The rear garden backs onto local allotments and has a paved patio, lawn and sheds.



## GARAGE

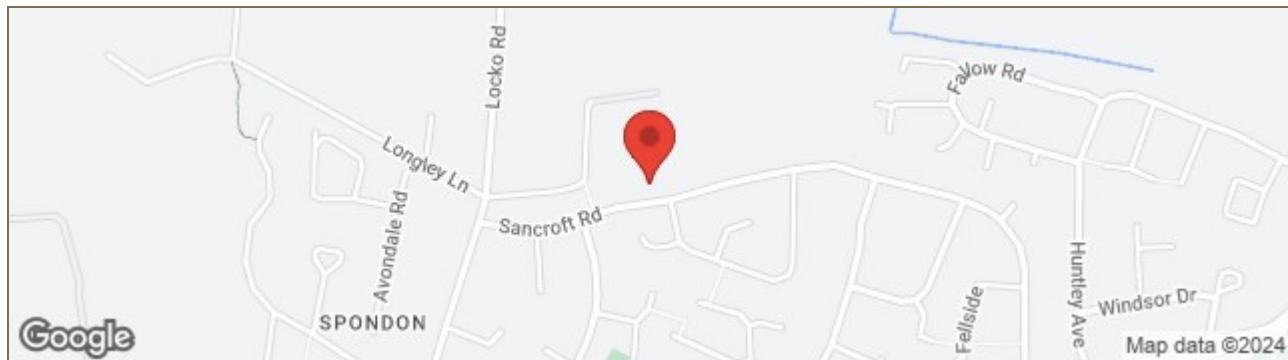
14' x 8'8" (4.27m x 2.64m)

Main up and over door, power and light.





## Road Map



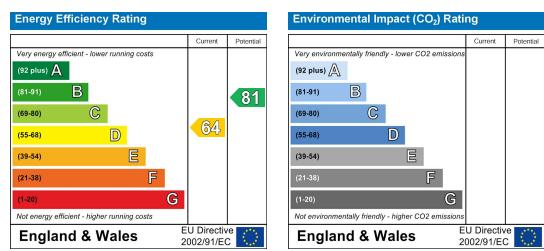
## Floor Plan



## 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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