



Lancaster Walk,  
Spondon, Derby  
DE21 7LS

**Price Guide £255-260,000**  
**Freehold**

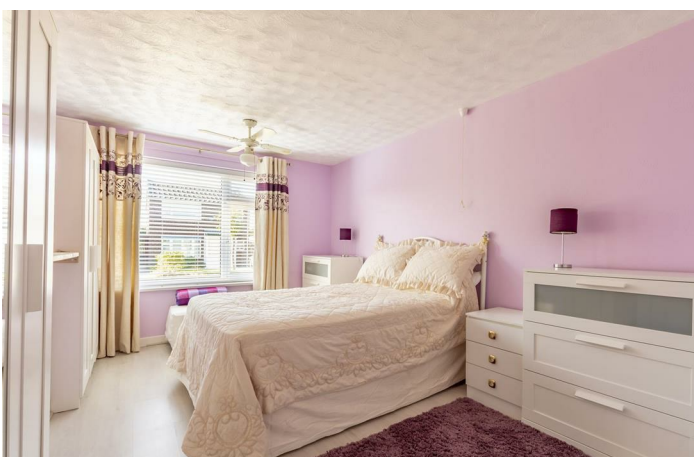


A TWO DOUBLE BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a bungalow situated on a generous corner plot, offering parking for at least 5 cars/vehicles. The bungalow is found in a private cul-de-sac and sits on the edge of Spondon and Ockbrook, conveniently located for access to Derby city centre and a short drive from the A52/M1. Being well maintained by the current owner and having a new shower room, the property must be viewed to fully appreciate all that is on offer.

The property benefits from gas central heating, the boiler having been replaced approx 3 years ago, and double glazing and in brief comprises of a conservatory, entrance hall open to the lounge, breakfast kitchen, two double bedrooms and a shower room. As previously mentioned there is off road parking for several cars/vehicles with a garden to the front, detached garage and privately enclosed rear garden.

Spondon is a very well served village having a number of local shops with there being an Asda superstore within easy reach, close to local parks, there are healthcare and sports facilities, walks in the surrounding countryside, schools for all ages and the transport links include the A52 which provides access into Derby and Nottingham as well as other East Midlands towns and cities as well as J25 of the M1 which is only a few minutes away, there are stations at Derby and East Midlands Park and East Midlands Airport is also within easy reach.



### Conservatory

7'83 x 9'49 approx (2.13m x 2.74m approx)

UPVC double glazed window and door and door to:

### Entrance Hall

Front entrance door, coving to ceiling and open to:

### Lounge

10'25 x 20'05 approx (3.05m x 6.22m approx)

UPVC double glazed window to the front, window to the side, two radiators, coving to ceiling, fire surround, TV and telephone points, laminate floor, double doors to inner lobby and door to:

### Kitchen

8'46 x 8'51 approx (2.44m x 2.44m approx)

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, plumbing for an automatic washing machine, tiled walls and splashbacks, appliance, cooker space, radiator, laminate floor and UPVC double glazed window to the rear.

### Inner Lobby

Laminate floor and door to:

### Bedroom 1

10'2 x 14'77 approx (3.10m x 4.27m approx)

UPVC double glazed window to the front, radiator, laminate floor, built-in wardrobe and door to:

### Bedroom 2

11'66 x 7'11 approx (3.35m x 2.41m approx)

UPVC double glazed window to the rear, laminate floor, radiator, coving to ceiling, access to the loft where you can find the gas central heating boiler and built-in wardrobe.

### Shower Room

Walk-in shower cubicle with shower from the mains with a waterfall shower head and hand held shower, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, chrome heated towel rail, laminate floor, spotlights and UPVC double glazed window to the rear.

### Outside

To the front of the property there is a block paved

driveway offering parking for several cars/vehicles leading to a detached garage. There is a lawned garden with mature shrubs and a gate at the side gives access to a privately enclosed rear garden with hedged and fenced boundaries, patio to the immediate rear of the property which then leads onto the lawn. There is also an outside tap.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott. Pass the Market Place into Borrowash and continue along turning right into Nottingham Road. Turn third right into Willowcroft, at the mini island turn right into Sitwell Street and at the next mini island continue over onto Moor Street and into Dale Road, left into Pheasant Field Drive and Lancaster Walk can be found as a turning on the left with the property identified by our for sale board.

7063AMEC

### Council Tax

Band B - £1,453



GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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