



Lee Farm Close,  
Chellaston, Derby  
DE73 5QE

**£250,000 Freehold**



A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITTING AT THE HEAD OF THIS QUIET CUL-DE-SAC OFFERING OFF STREET PARKING AND REAR GARDEN, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to market this spacious and well presented two bedroom detached bungalow. The property benefits from gas central heating and double glazing throughout and would ideally suit a range of buyers, an internal viewing is highly recommended to appreciate the space and location on offer.

In brief the accommodation comprises of an entrance hallway with built-in storage cupboards, kitchen, lounge, shower room and two double bedrooms, one benefiting from fitted wardrobes. To the front of the property there is off street parking and a small lawned garden and to the rear an enclosed garden with lawn, flower beds and storage shed.

Located in the popular residential village of Chellaston, close to a wide range of local schools, shops and parks, there are fantastic transport links including easy access to major road links such as the A50, A52, M1 and A6.



### Entrance Hallway

Composite front door, carpeted flooring, storage cupboard housing the boiler, loft access and ceiling light.

### Kitchen

10'2 x 10'2 approx (3.10m x 3.10m approx)  
UPVC double glazed window to the front, tiled flooring, radiator, integrated electric oven and grill, gas hob, extractor fan, fridge freezer and ceiling light.

### Lounge

21'1 x 13'5 approx (6.43m x 4.09m approx)  
UPVC double glazed window to the front, carpeted flooring, gas fire, radiator and ceiling light.

### Bedroom 1

10'3 x 11'5 approx (3.12m x 3.48m approx)  
UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

### Bedroom 2

14'5 x 11'3 approx (4.39m x 3.43m approx)  
Obscure UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Shower Room

6' x 5'1 approx (1.83m x 1.55m approx)  
Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c., pedestal wash hand basin, single enclosed shower unit, radiator and ceiling light.

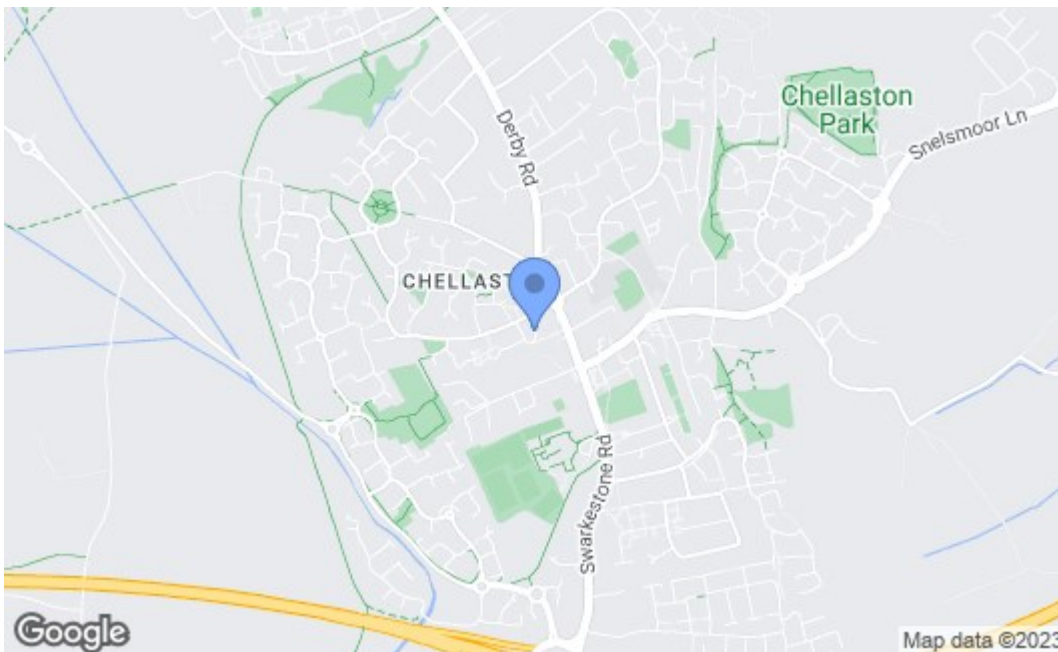
### Outside

There is a lawned front garden, off street parking and to the rear there is a lawned garden with wooden storage shed and flower beds.

### Council Tax

Derby Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.