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88 Lord Street  
Allenton  
Derby  
Derbyshire  
DE24 9AW

Offers Over  
£155,000

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- Well presented throughout
- Double glazing and GCH
- Driveway to front
- Good sized enclosed rear garden
- Lounge
- Conservatory
- Breakfast kitchen
- Three bedrooms
- Shower room
- Viewing Recommended

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Enjoying a highly convenient position close to facilities and amenities, this well presented traditional three bedroom semi-detached offers updated living accommodation with the added benefit of gas fired central heating and sealed unit double glazing. The accommodation briefly comprises uPVC entrance porch, entrance hallway, sitting room with feature fireplace, well appointed fitted dining kitchen with integrated appliances, spacious conservatory, and well appointed ground floor shower room. To the first floor there are three well-proportioned bedrooms.

Outside, a true feature of the property is a delightful, enclosed rear garden enjoying a westerly aspect. A useful workshop/outside office is also included in the sale. To the front is a double width, spacious driveway providing ample off street car standing for a number of vehicles.

## LOCATION

Lord Street offers ease of access Lord Street Nursery School and to the comprehensive facilities for shopping at Allenton shopping centre, local schools and regular bus services to Derby city centre.

## ACCOMMODATION

### ENTRANCE PORCH

With uPVC double glazed windows to both side and front elevations and uPVC double glazed panel entrance door. Ceramic flooring. A further composite obscure double glazed window leads to:

### ENTRANCE HALL

With stairs to first floor, useful under-stairs storage cupboard. Door to:





#### SITTING ROOM

4.06m x 3.83m (13'3" x 12'6")

Having a feature fireplace incorporating a living flame coal effect gas fire with additional ambient lighting. Woodgrain effect laminate flooring, central heating radiator, TV aerial point and telephone Jack-point. uPVC double glazed window to front elevation. Door to:

#### WELL APPOINTED DINING KITCHEN

4.00m x 3.02m (13'1" x 9'10")

A fully fitted modern kitchen comprising a range of base, wall and drawer units all with matching cupboard and drawer fronts with soft-close facility and base unit with roll out corner shelving. Roll edge granite effect laminated preparation surfaces with inset one and a half basin stainless steel sink unit and side drainer, mixer tap in chrome. Built-in four ring gas hob with stainless steel extractor hood over. Integrated electric fan-assisted oven and grill. Built-in microwave. Other quality integrated appliances include fridge, freezer and dishwasher. Plumbing suitable for automatic washing machine plus further appliance space. Complementary ceramic tiled splash-backs, ceramic flooring, recess ceiling spot-lights, central heating radiator, ample dining space and uPVC double glazed leaded windows looking into the conservatory. Solid timber obscure glazed door provides access to:

#### CONSERVATORY

5.36m x 2.73m (17'7" x 8'11")

A bright and spacious room with double central heating radiator, TV aerial points, woodgrain effect laminate flooring, sealed unit double glazed windows to both side and rear elevations. Double glazed and panelled double doors and further glazed and panelled door provide access to the rear garden.



#### WELL APPOINTED SHOWER ROOM

A modern suite in white comprising low flush w.c., quadrant shower cubicle with thermostatic mixer shower and rain-effect shower head. Vanity unit with inset wash basin and mixer tap in chrome. Centrally heated chrome ladder style towel rail. Tile effect flooring and floor to ceiling tile effect aqua-panelling. Obscure double glazed window to the side.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

With two uPVC double glazed windows to side. Door to:

##### BEDROOM ONE

4.09m x 3.84m (13'5" x 12'7")

A light and spacious room with built-in wardrobe/cupboard, woodgrain effect laminate flooring, central heating radiator, and uPVC double glazed windows to the front elevation.

##### BEDROOM TWO

3.05m x 2.67m (10'0" x 8'9")

With built-in cupboard housing the gas combination boiler which services the central heating and hot water systems. Woodgrain effect laminate flooring, central heating radiator, and sealed unit double glazed windows with particularly pleasant aspect to the rear elevation.

##### BEDROOM THREE

2.85m x 2.13m (9'4" x 6'11")

With woodgrain effect laminate flooring, central heating radiator, and uPVC leaded double glazed window again with pleasant views to the rear elevation.

#### OUTSIDE AND GARDENS



Directly to the rear of the property is an attractive, enclosed garden with ample patio area ideal for al fresco dining/entertaining. A detached timber workshop/outdoor office with power and lighting is also included within the sale.

The property is set back from the road behind a double-width driveway providing ample off street car standing for a number of vehicles.

#### DIRECTIONAL NOTES

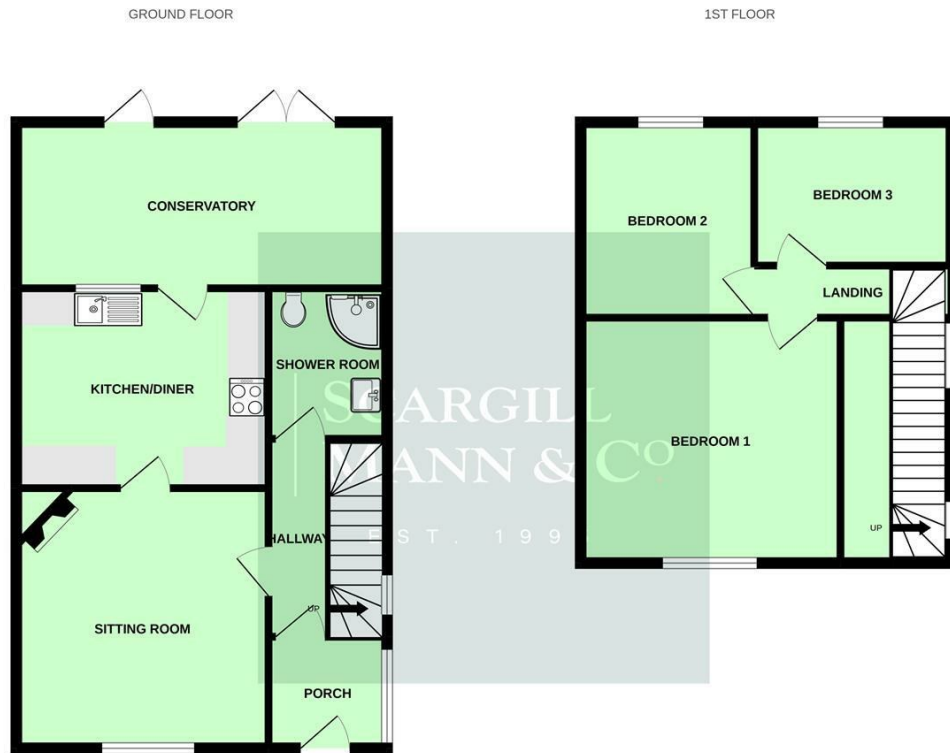
The approach from Derby is via the A514 Osmaston Road. Take the right hand turning at the main traffic island and take the immediate left turning onto Lord Street where the property will eventually be located on the right hand side.

#### COUNCIL TAX BAND

Derby City Council - Band A

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (APB/DLW)



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			
(81-91) B			80
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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