



## 44 Lewisham Drive

Church Gresley, DE11 9GN

£232,500

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## Tenure

Freehold

## Accommodation Details:

### External & Approach

The property has attractive mature shrub borders either side of the front door which is approached by a paved path and has a canopy storm porch. There is a tarmac driveway with off-road parking for one vehicle leading to the single garage and there is an access passage down the right hand side to a wooden gate leading to the back garden.

### Entrance Hall

Once inside the property, you will find a spacious entrance hall with oak effect laminate flooring, stairs off to the first floor accommodation, one radiator, a central heating control panel, a smoke detector and a door to the downstairs WC.

### Lounge

9'6" x 16'11" (2.91m x 5.18m)

Running the full length of the property is this spacious double aspect lounge with a TV aerial point, a telephone point and two radiators.

### Kitchen Diner

9'1" x 16'11" (2.77m x 5.18m)

A lovely and bright double aspect room with oak effect laminate flooring and a range of pine effect units with brushed steel bar handles. There are complimentary worktops finished in a charcoal mottled effect with matching up stands and there is a stainless steel sink, drainer and a chrome mixer tap. The kitchen has fully integrated appliances including; a fridge, a freezer, a full-size dishwasher, an integrated electric oven, a four-burner gas hob, a stainless steel splash-back panel and a matching extractor hood above. You will also find; a window over looking the rear garden. a window to the front elevation, one radiator and a door through to the utility room.

### Utility Room

6'7" x 4'11" (2.03m x 1.50m)

With the same laminate flooring as the kitchen, the utility room also has matching units and worktop with spaces for two appliances below. Here you will find the property gas boiler, an extractor fan, the property fuse board, one radiator, a door leading to the rear garden and there is also a handy under-stairs storage cupboard.

### Downstairs WC

With the same laminate flooring continuing through from the hallway, the downstairs WC is fitted with a white suite comprising; a low-level WC with a dual push flush and a pedestal sink with a chrome mixer tap and sandstone splash-back ceramic tiles. There is also one radiator and an extractor fan.

### Stairs & Landing

With a window to the rear aspect, one radiator, a smoke detector and doors off to the three bedrooms and the family bathroom. We are informed that the loft is part boarded out, it has a ladder and a light.

### Bedroom One

13'0" x 13'2" (3.98m x 4.03m)

To the front of the property with quadruple full height fitted wardrobes, a separate heating control panel, one radiator, a window to the front aspect and a door through to the en-suite.

### En-suite

4'7" x 6'6" (1.42m x 1.99m)

With oak effect laminate flooring, the en-suite is fitted with a white low-level WC with a dual push flush, a pedestal sink with a chrome mixer tap and sandstone splash-back ceramic tiles and a shower cubicle with a pivot glass door, acrylic wall panelling and a chrome mixer shower and riser. There is an obscure window to the front aspect, an extractor fan and one radiator.

### Bedroom Two

10'2" x 13'2" (3.12m x 4.03m)

With an access hatch to the loft space, this is another double bedroom with a three-quarter height single wardrobe, a window to the front elevation and one radiator. We are informed that the loft is partially boarded around the loft hatch, there is a ladder and a light

### Bedroom Three

8'10" x 6'9" (2.70m x 2.07m)

A generous single bedroom with a window over looking the back garden and there is one radiator.

### Family Bathroom

6'2" x 7'7" (1.90m x 2.32m)

Having oak effect laminate flooring, the bathroom is fitted with a white suite comprising; a low-level WC with dual push flush, a pedestal sink with a chrome mixer tap and sandstone splash-back ceramic tiles and a panelled bath with a chrome mixer tap and shower attachment. The walls around the bath are fitted with matching sandstone ceramic tiles. There is an obscure window to the rear aspect, an extractor fan and one radiator.

### Garage & Garden

The single garage is larger than average and has a pitched roof providing a very handy open storage space. There is also a ceiling light and power sockets. The rear garden is south facing so enjoys the best of the afternoon sun. It is mainly laid to lawn with wooden fencing to the perimeter and a paved path across the back of the property. There is an additional storage space behind the garage.

### Local Authority & Council Tax Band

South Derbyshire District Council  
Band D

### Post Code For Sat Navs

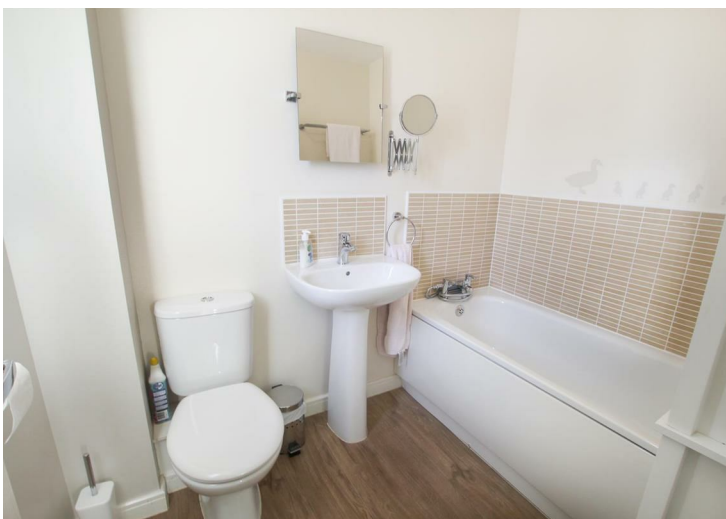
DE11 9GN

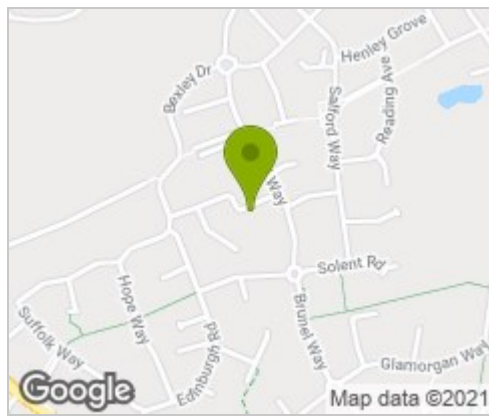
### Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

### Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

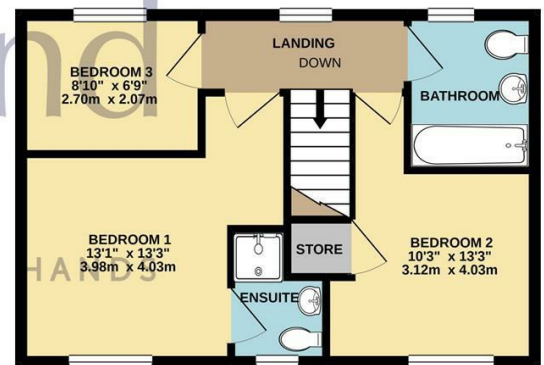




GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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**Council Tax band: D. Tenure: Freehold**

## Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	