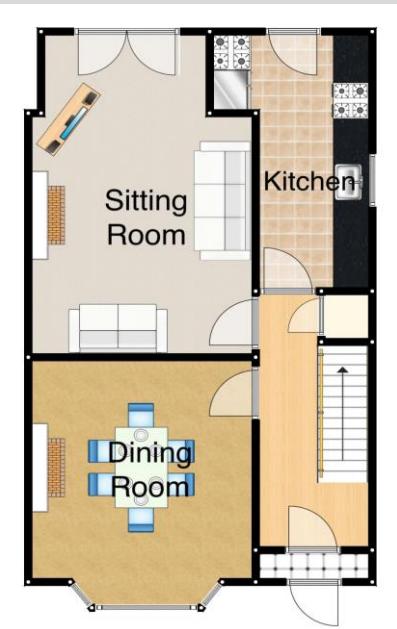




**149 Nottingham Road, Spondon  
Derby, DE21 7NN**

Extended 1930's three bedroom bay window semi detached house, situated in the popular village of Spondon, within walking distance of amenities. The property is set back from the road beyond a large four car driveway, with access along the side to a good size private rear garden. There is a gas central heating system fuelled via a combination boiler, a new roof and UPVC double glazed windows throughout. Both reception rooms are beautifully presented, the front room having the original 1930's open fireplace and a fitted window seat. The second reception room includes French double doors to the garden and also has a superb log burning stove. The kitchen and bathroom are modern and the property is well presented throughout, including superb plaster coving and an open staircase with carpet rods. There is the original front door with newly installed stained glass and an enclosed UPVC double glazed front porch.



**£250,000**

## Entrance Porch

UPVC double glazed front door leading to an enclosed porch with the original timber front door and stained glass windows.



## Hallway

Open staircase with carpet rods, a central heating radiator, access to a large under stair storage cupboard, ceiling with plaster coving, a door leading to the front dining room, a doorway to the kitchen and one to the rear sitting room.

## Dining Room

UPVC double glazed bay window to the front with window seat, the original tiled 1930's open fireplace, ceiling with plaster coving, a central heating radiator and a TV point.

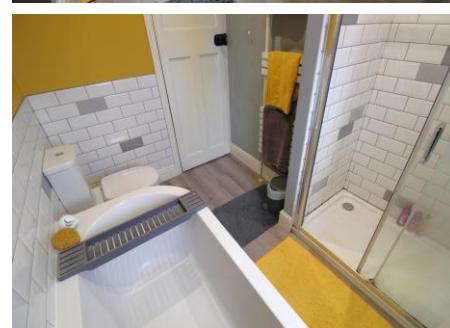


## Sitting Room

Extended to the rear and including UPVC double glazed French double doors to the garden, a very nice fireplace with log burning stove, TV point, ceiling with plaster coving and a central heating radiator.

## Kitchen

Fitted with a matching range of base and eye level unit with laminate worksurfaces and high gloss door fronts. There is also a UPVC double glazed window to the side, a UPVC double glazed back door to the garden, a central heating radiator and a laminate wood floor covering. Appliances include; A four ring electric hob, electric double oven, plumbing for a washing machine, plumbing for a dishwasher and space for a tall fridge freezer.



## Bedroom 1

UPVC double glazed window to the rear and a central heating radiator.



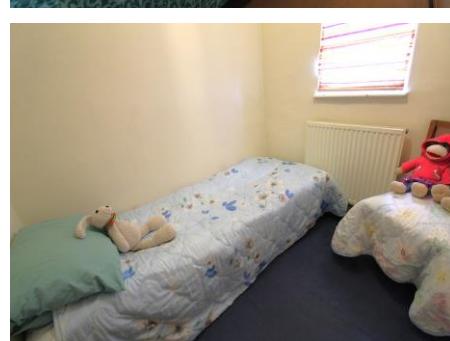
## Bedroom 2

UPVC double glazed window to the front, a range of fitted wardrobes and a central heating radiator.



## Bedroom 3

UPVC double glazed window to the front and a central heating radiator.



## Outside

The property is set back from the road beyond a four car driveway with good access along the side to the private rear garden. The garden includes a patio



## Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

