



12 Chapel Lane, Spondon Derby, DE21 7JU

A superbly renovated and extended two bedroom character cottage situated in a desirable location on Chapel Lane within a short walk of the village centre of Spondon. To the front of the property is an entrance porch with a UPVC double glazed front door whilst to the rear is a cat secure private garden with rear access. The property is fully UPVC double glazed, has a gas combination boiler fueling the central heating and hot water and a superb feature fireplace within the original chimney breast located in the front sitting room. There is also a modern fitted kitchen, fitted wardrobes in both bedrooms, a boarded loft with a pull down ladder and a superb ceramic tiled first floor bathroom. Spondon is located between the cities of Derby and Nottingham, with a wealth of local amenities, excellent transport links and is within walking distance of Locko Park.



£185,000

Entrance Porch

UPVC double glazed front door, UPVC double glazed window to the side, coat hanging space and a door leading to the front sitting room.

Sitting Room 11' 6" x 10' 0" (3.50m x 3.05m)

Open plan to the dining room at the rear, central heating radiator, a UPVC double glazed window to the front, TV point, laminate flooring and a feature fireplace including an electric log burner style fire. There is also the the original chimney breast intact, which could potentially be lined for a real log burner if required.



Dining Room 11' 6" x 10' 1" (3.50m x 3.07m)

Laminate flooring, a door to the under stair storage cupboard, a central heating radiator, ample space for a large dining table, open plan to the front sitting room and with double doors to the kitchen at the rear.



Kitchen 9' 0" x 10' 10" (2.74m x 3.30m)

Shaker style fitted kitchen including base and eye level units with laminate worksurfaces, a stainless steel sink drainer, four ring gas hob with an extractor hood over, a fitted counter level electric oven, laminate flooring and a UPVC double glazed window and back door to the rear garden. There is also space for a tall fridge freezer, a fitted wine rack, plumbing for a washing machine and an open staircase to the first floor.

Bedroom 1 11' 6" x 10' 0" (3.50m x 3.05m)

Laminate flooring, a UPVC double glazed window to the front, a central heating radiator, TV point and a range of modern fitted wardrobes with sliding doors.



Bedroom 2 7' 4" x 5' 2" (2.23m x 1.57m)

Contemporary vertical central heating radiator, laminate flooring, a UPVC double glazed window to the rear and modern and style fitted bedroom furniture including a wardrobe, over head storage cupboards and a matching bedside cabinet with drawers.



Bathroom 8' 8" x 4' 7" (2.64m x 1.40m)

Three piece bathroom including a bath with plumb shower over, including a rain fall head, a close coupled WC, pedestal wash basin, laminate flooring, a chrome heated towel rail and an extractor fan in the ceiling.



Outside

There is access to the rear via an alleyway at the end of the terrace with a timber gate which leads into the very private rear garden which is low maintenance and has been made cat secure.



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.**

Energy performance certificate (EPC)

12, Chapel Lane Spondon DERBY DE21 7JU	Energy rating D	Valid until: 22 August 2024
		Certificate number: 8844-6628-5840-7067-6922

Property type

Mid-terrace house

Total floor area

55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)