



**1 Lodge Lane, Spondon
Derby, DE21 7GD**

A unique opportunity to acquire a landmark property which has been converted from its former use as a bank, to what is now a fabulous and very versatile property with a distinct feeling of grandeur. This property will appeal to all kinds of buyers, whether you're looking for a trendy bachelor pad, a conveniently placed bungalow or just somewhere a little different, this could be the place for you. Spacious open plan living space with high ceilings, off road parking, a large four piece bathroom and a fitted kitchen with skylight. The property is fully gas central heated, UPVC double glazed and is offered for sale with the benefit of there being no upward chain. Outside space includes a block paved driveway with steps up to the front door, a small front garden and a path at the side with a timber shed for storage.



£229,950

Living Space 22' 0" x 21' 0" (6.70m x 6.40m)

Light bright and airy space including room for a large table as well as having an ample sitting area, two PVCu double glazed windows to the front, two PVCu double glazed windows to the side, four school style radiators, newly laid laminate flooring, ornate coved ceiling, open plan archway to the kitchen and access to the rear hallway.

Kitchen 14' 2" x 10' 11" (4.31m x 3.32m)

Fitted with a matching range of modern base and eye level units with drawers, cornice trims and round edged worktops, 1 & 1/2 bowl stainless steel sink with mixer tap, built-in fridge/freezer and washing machine, electric fan assisted oven, built-in four ring halogen hob with extractor hood over, space for a small table, ceiling with overhead skylight and inset spot lights and access through to a small lobby area, beyond which is the bathroom.

Bedroom 1 15' 6" x 12' 5" (4.72m x 3.78m)

PVCu double glazed window to front, school style central heating radiator, dropped ceiling and a recess with space for large wardrobes.

Bedroom 2 11' 1" x 10' 11" (3.38m x 3.32m)**Bathroom 11' 10" x 10' 5" (3.60m x 3.17m)**

Four piece suite comprising; free standing roll top bath, corner shower cubicle with electric shower and glass screen, vanity wash unit with cupboards under, close coupled WC, chrome heated towel rail, PVCu double glazed window to side, high gloss porcelain tiled flooring and a door to the boiler room.

Outside

To the front of the property is a driveway which provides off road parking for one vehicle. There is no land to the rear, the outer of the property being the rear boundary, however there is a small path at the side where there is a timber shed.



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.**

