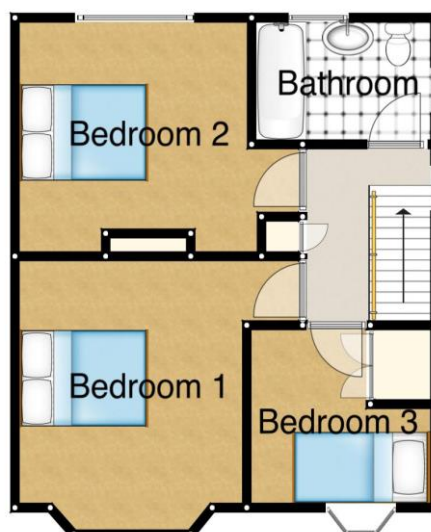




**2 Bains Drive, Borrowash  
Derby, DE72 3FS**

Offered for sale with the benefit of no upward chain and with vacant possession, is this superb three bedroom semi detached house. The property is on a wide plot and is situated in a desirable cul-de-sac location, just off Nottingham Road close to Cole Lane. There is a large detached single garage with power and lighting, a spacious kitchen diner with patio doors to the garden, full UPVC double glazing and gas central heating fueled by a Baxi combination boiler. The location is excellent being within walking distance of the wealth of amenities on offer in the village centre in one direction, plus Collyers Nursery and the popular pubs of Ockbrook in the other.



**£250,000**

## Hallway

Through hallway with a staircase leading to the first floor, a door to the sitting room and one to the kitchen at the rear.

## Sitting Room 13' 2" x 11' 4" (4.01m x 3.45m)

UPVC double glazed bay window to the front, laminate flooring, central heating radiator and a TV point.



## Kitchen/Diner 19' 9" x 10' 6" (6.02m x 3.20m)

Modern fitted kitchen including base and eye level units with laminate worksurfaces including a peninsula with cupboards under. There is also space for a fridge freezer, washing machine and a slimline dishwasher, a laminate floor covering, a UPVC double glazed windows to the rear, a central heating radiator and French double doors to the garden.

## Bedroom 1 11' 4" x 13' 2" (3.45m x 4.01m)

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



## Bedroom 2 11' 4" x 10' 8" (3.45m x 3.25m)

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

## Bedroom 3 8' 8" x 8' 1" (2.64m x 2.46m)

UPVC double glazed oriel window to the front, a fitted cupboard over the stairwell and a central heating radiator.



## Bathroom 8' 5" x 5' 5" (2.56m x 1.65m)

Three piece suite including a panel bath with a shower over, a pedestal wash basin and WC. There is also a heated towel rail, a UPVC double glazed window to the rear and one to the side.

## Outside

The property is located beyond a high level privet hedge and has a small level lawn in front of the bay window. There quite a wide driveway at the side and also a large detached single garage with double timber gates to the garden. The rear garden is mainly laid to lawn and there is access to the kitchen via French double doors at the rear.

## 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.**

