



Lucas Lane
Hilton

Offers Over £250,000



Lucas Lane Hilton

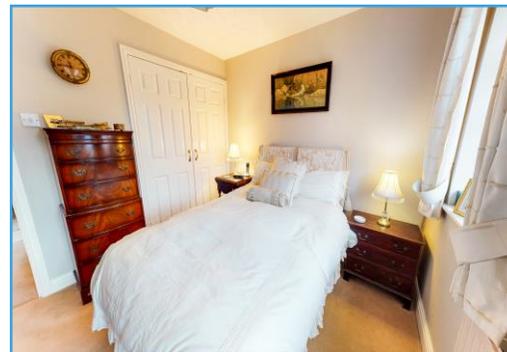
Tucked away in a quiet area of the village, this three bedroom detached home is for sale with no upward chain and has a beautiful and private south facing garden. With an en-suite to the master bedroom, there are also built in wardrobes to the bedroom as well as two other great sized rooms!



On entering the property the hall leads to downstairs WC, kitchen and lounge diner. The kitchen is a fantastic size with space for a breakfast table or small dining table. There is space for all appliances and has door access to the side of the property. The lounge diner can be accessed from both the hall and the kitchen. The room is 22' long, with sliding doors out onto the patio area of the garden. There is a feature fireplace with surround and a bay window out to the front of the property. Upstairs the master bedroom has the benefit of built in wardrobes and an en-suite which consists of a shower cubicle, a sink and a WC. The second bedroom is also a good sized double and looks out over the back garden.

There is a further single bedroom which is also to the rear of the property. The family bathroom consists of a bath, sink and WC. Outside to the front there is driveway parking for two cars in front of the garage. The garage has a main front door and also has access to the garage from the garden. The south facing garden is very private and is a great additional space to the home.

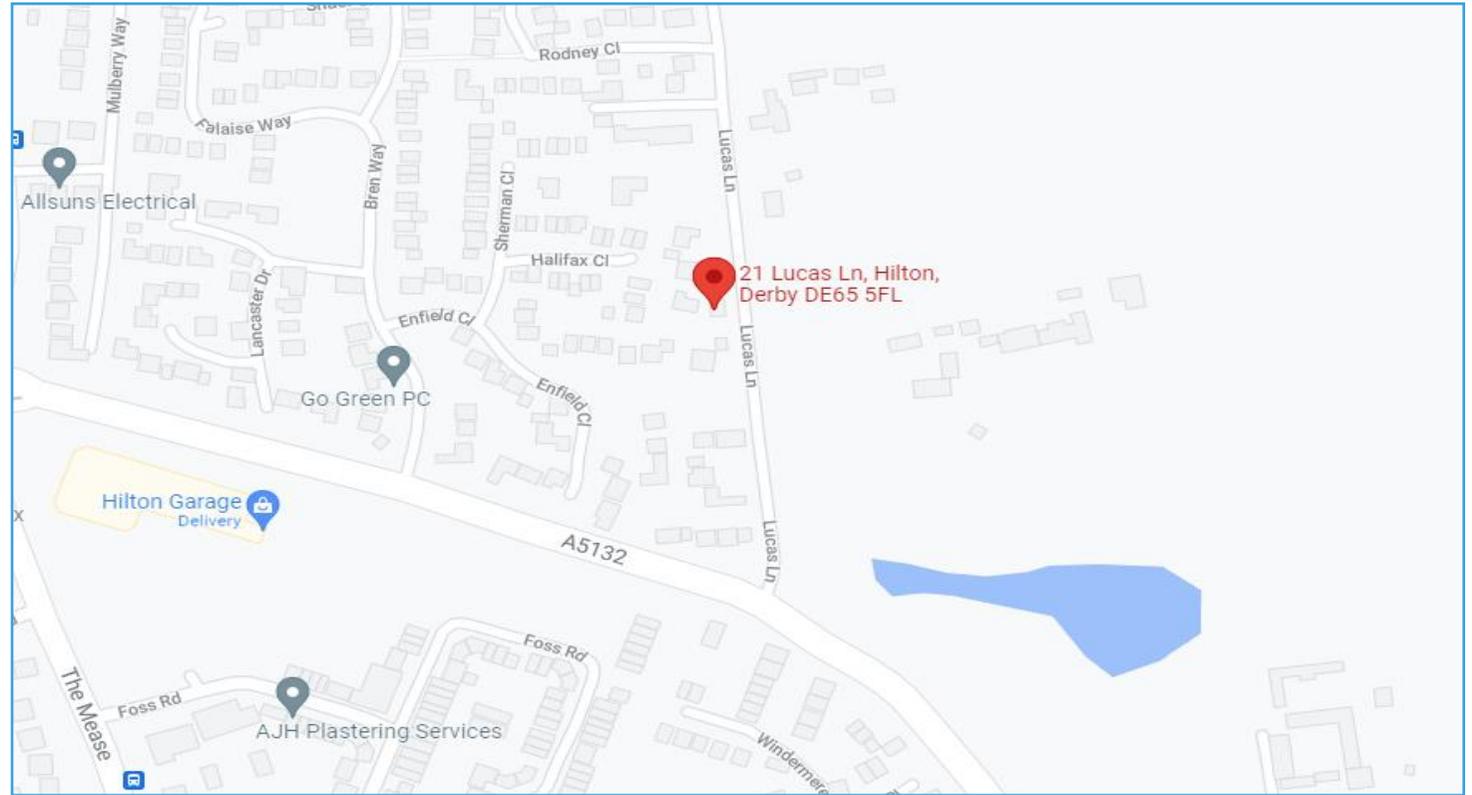
Why You'll Love This Home - Being tucked away in a quiet area of the village, this home is for sale with no upward chain and has plenty of potential!



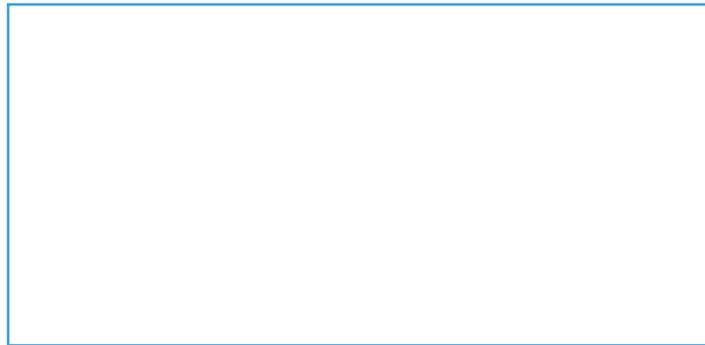
Lucas Lane

Hilton

The village of Hilton is a fantastic family village and has something for everyone in the family. There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

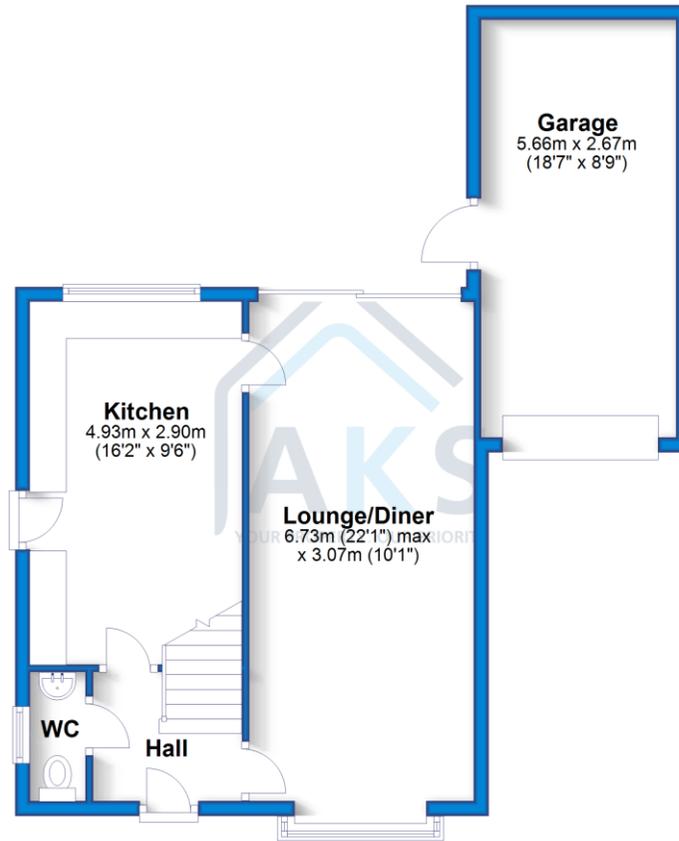
If you're thinking of selling, we'd love to help you.



The Floor Plan

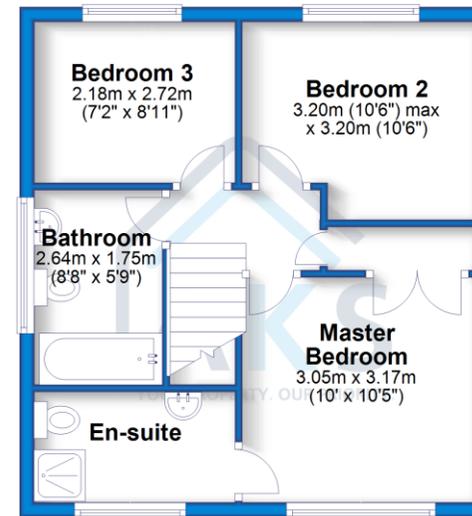
Ground Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



Total area: approx. 95.7 sq. metres (1030.2 sq. feet)

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.