



Ashbourne Business Centre, Dig Street, Ashbourne,  
Derbyshire DE6 1GF Tel/Fax 01335 342936

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**38 Lambourne Avenue, Ashbourne, Derbyshire, DE6 1BP**  
£645 per calendar month.      Deposit £750      Unfurnished

### **GENERAL DESCRIPTION**

A well presented bungalow located at the end of a pleasant, quiet, cul de sac, within easy access of the town centre.

The accommodation briefly comprises entrance hall, open plan lounge & dining room, kitchen (including new freestanding cooker), shower room with separate toilet and 3 bedrooms (2 with fitted wardrobes). A modern hot air heating system is installed.

To the front of the property is delightful well maintained garden with driveway to the side leading to a single garage. Accessed via a side gate (leading to side entrance door) is a lawned and paved area which expands at the rear to a further low maintenance garden with shrub borders.

The property is well located for local amenities with easy access to bus routes and all major road links.

## **ACCOMMODATION**

ENTRANCE through front door into CENTRAL HALLWAY with fitted carpet and doors leading off to:

KITCHEN (13'10" x 8'11") with window and external door leading to the side of the property, the room has a range of base and eye level storage cupboards, with new freestanding cooker and stainless steel sink unit. Floor tiles and plumbing for washing machine also allocated space and power for fridge/freezer. Further door off to storage cupboard with shelves.

OPEN PLAN LOUNGE (13'11" X 13'4") & DINING AREA (9'11" x 8'11") Windows (1 large bay) from both areas to front aspect with hatch through from kitchen into Dining Area. The main feature of the lounge being an extended stone fireplace housing 'living flame' gas fire with tiled hearth and wooden mantel. Fitted carpet throughout with t.v. aerial point.



SHOWER ROOM with large shower cubicle incorporating 'Mira' electric shower, and white vanity unit incorporating wash hand basin with cupboards/storage underneath.

W.C. with fitted carpet and w.c.

BEDROOM 1(9'5" x 14'11") having large window to rear aspect, fitted wardrobes and useful base storage cupboards including dressing table area. Fitted carpet, t.v. aerial point and telephone point.

BEDROOM 2 (10'11" x 8'10" max) with window to rear aspect and fitted carpet.

BEDROOM 3 (7'11" X 8'11") with window to side aspect, having built in wardrobe/dressing table unit and fitted carpet.

Further doors from the central Hallway lead to boiler cupboard with storage and also AIRING CUPBOARD

## **OUTSIDE**

To the front of the property is a delightful garden with lawn and well stocked borders, adjacent to which is a driveway and single garage. Accessed via a side gate (leading to side entrance door) is a further lawned and paved area which expands at the rear to a low maintenance garden being mainly paved, with shrub borders.

**VIEWING: By appointment through Dove Property**