



Tel/Fax 01335 342936 Mob: 07791 258005  
www.dovepropertymanagement.co.uk



**Longford Lane, Longford, Ashbourne Derbyshire DE6 3DT**  
£650 per calendar month      Unfurnished      Deposit £750

### **GENERAL DESCRIPTION**

A three bedroomed, semi-detached house offering spacious accommodation with gardens to front and rear. Situated in the much sought after village of Longford, this property comprises Entrance Hall, Lounge, Kitchen Diner, Utility Room, Downstairs Cloaks, two Double and one Single Bedrooms and well appointed Family Bathroom.

Located in a tranquil, countryside setting with views over farmland, this home offers quick access to major road routes just 10 minutes to Ashbourne town centre, 15 minutes from Derby.

Early viewing highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE through single glazed door into:

ENTRANCE HALL with double glazed window to front aspect, single panelled central heating radiator, stairs off to first floor and door through to:

LOUNGE (17'10 x 12'5" max), main feature of the room being a large wood burner set within a fireplace with stone hearth and wood beam mantel (central heating powered from burner). Carpeted throughout, continued from entrance hall with double glazed window to front aspect, single panelled central heating radiator, television and telephone points. Further double glazed window to rear aspect and door through to:



KITCHEN / DINER (L-shaped 10'10" max x 10' 5" max) fitted with a range of oak effect base and eye level storage units with laminate work surface throughout. Integrated 'Indesit' electric oven with ceramic hob and extractor hood over. Inset stainless steel sink and drainer with mixer tap over and 'Frigidaire' refrigerator and 'Hotpoint' washing machine under work surface. Room with tiled splash backs, cushioned flooring and single panelled central heating radiator. Four point spotlight fixture to ceiling with door concealing understairs walk-in larder. Double glazed window to rear aspect and single glazed door providing access to rear porch. Further internal door through to:

UTILITY ROOM (9'3" max x 7' max) with double glazed window to front aspect and cushioned floor continued from kitchen. 'Aquarius' tumble drier and double chest freezer in corners of room. Small door providing access to understairs storage area. Further door through to:

DOWNSTAIRS CLOAKROOM fitted with a white two-piece suite comprising low flush W.C. and vanity wash hand basin with tiled splash back. Double glazed window to side aspect.

REAR PORCH (6'6" x 2'9") constructed in wood and single glazed windows to rear. Tiled flooring and single glazed door to rear garden.

### **FIRST FLOOR:**

LANDING at top of stairs with handrail, with loft access hatch and smoke alarm to ceiling. Double door concealing airing cupboard and hot / cold water tanks and immersion heater. Doors off to:

BEDROOM 1 (12' 5" max x 11'2") with double glazed window to front aspect, single panelled central heating radiator, built-in wardrobe and telephone point.



BEDROOM 2 (12' x 9'4") with double glazed window to front aspect, single panelled central heating radiator and built-in wardrobe.

BEDROOM 3 (12'6" x 6'1") with double glazed window to rear aspect, single panelled central heating radiator and built in wardrobe / storage cupboard.

FAMILY BATHROOM appointed with a white three piece bathroom suite comprising bath with mixer tap and shower attachment over, fitted shower screen with 'Triton' electric shower, low flush W.C., and pedestal wash hand basin. Room fully tiled with cushioned, tiled floor, heated towel rail and double glazed opaque window to rear aspect.

#### **OUTSIDE:**

TO THE FRONT is a garden, predominantly laid to lawn, bordered by hedges with adjacent driveway providing off street parking for up to three vehicles. Gate through to rear garden.

TO THE REAR is spacious garden, again predominantly laid to lawn. Patio seating area immediately to rear of porch with wood store and garden shed.



**VIEWING: By appointment through Dove Property**