



56 St. Martins Drive, Desford, LE9 9GW  
£220,000

wards  
Residential



Freehold. NO CHAIN. A well located two bedroom semi-detached bungalow, situated on a larger than average plot, in the desirable village of Desford. In need of some modernisation, the property offers a fantastic opportunity for refurbishment and extension (subject to planning permission). The accommodation briefly comprises: Entrance Hall, two Bedrooms, Bathroom, Lounge and Kitchen. Externally, to the front elevation, there is a tarmacadam driveway and, to the rear, there is a good sized easy maintenance garden. Part UPVC double glazing and gas fired central heating.

### Entrance Hall

With metal framed double glazed front door and loft access hatch.

### Bedroom 1

3.64 x 3.35 Metres

With UPVC double glazed window to the front elevation.

### Bedroom 2

3.65 x 2.29 Metres

With UPVC double glazed window to the front elevation.

### Bathroom

1.88 x 1.69 Metres

Fitted with a three piece white suite comprising pedestal sink, low flush WC and bath with electric shower over. Tiling to half height and timber framed window with secondary glazing.

### Kitchen

3.59 x 3.3 Metres

Fitted with a range of Beech effect base and wall units with stainless steel sink and drainer and space for a cooker and under counter fridge. Pantry cupboard and gas fired central heating boiler in cupboard. Timber framed window with secondary glazing to the rear.



## Lounge

4.55 x 3.33 Metres

With gas fire on marble effect hearth with tiled surround and metal framed double glazed sliding doors to the rear.

## External Store

1.65 x 0.82 Metres

With power and double timber doors.

## Garage

4.76 x 2.43 Metres

With power and double doors to carport.

## Outside

Externally, to the front elevation, there is a tarmacadam driveway providing off road car parking and leading to the timber framed carport. Adjacent is an easy maintenance garden area, which is enclosed by timber fencing.

To the rear, the good sized gardens are enclosed by timber fencing and benefit from gated access from the front elevation through the carport. The gardens are predominantly slabbed with an attractive planted area with shrubs including rhododendron and camellia. We understand the timber aviaries in the garden are to be removed by the vendors.









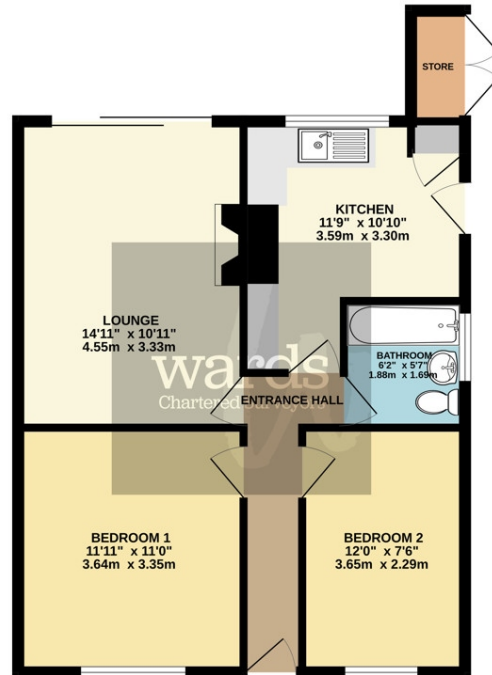
**EPC Rating - D(67)**

**Council Tax Band - B**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained text, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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