

SCARGILL
MANN & CO

EST. 1995



12 Well Lane

Repton, Derby, DE65 6EY

£240,000



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GENERAL INFORMATION

THE PROPERTY

Set in this quiet location yet close to the bustle of this favoured village is this charming two bedroom cottage. Having undergone a degree of upgrading in recent times the property has a bespoke fitted kitchen with oak worktops and new boiler and radiators. The lovely accommodation also includes a hallway, lounge with French doors out to the rear garden, and Utility. On the first floor are two good size bedrooms and a modern shower room.

Outside, to the front is a shared driveway with two allocated parking spaces. A path leads down the side of the property and opens into a lovely rear garden with lawn and paved patio

LOCATION

Repton is a favoured village location famous for its schools. The village has a high street full of interesting architecture and boasts a post office, convenience store, popular public inns and restaurants, a butchers and dentist. The nearby village of Willington has a Co-op, doctors and train station. Repton's location offers easy access to the A38 and A50 for further onwards travel.

ACCOMMODATION

ATTRACTIVE COTTAGE STYLE FRONT DOOR

Provides access to:

HALLWAY

Having stairs to first floor landing, useful under stairs storage area, radiator, ceiling light point, door to kitchen and further door to:

SITTING ROOM

15'7" x 13'5" (4.76 x 4.09)

A charming room with attractive exposed beams to the ceiling, radiator, ceiling light point, brick fire surround, quarry tiled hearth, and electric log-style burner inset. A double-glazed window overlooks the rear garden, and French doors open onto the rear patio area.

BESPOKE FITTED KITCHEN

7'5" x 9'2" (2.26 x 2.80)

The kitchen has been recently upgraded by the current owners with a bespoke shaker-style kitchen with fabulous oak worktops. There is an integrated double oven, and the worktops are inset with an electric hob and stainless steel sink with a side drainer. A new boiler has been fitted in recent years and is housed here. There is a window to front aspect and door through to the utility.

Utility

5'9" x 5'6" (1.75 x 1.67)

The utility is single brick construction with door to side, windows to front and rear aspects and has provision for a washing machine, space for tumble dryer and dishwasher

FIRST FLOOR ACCOMMODATION

LANDING

Having window to front aspect, loft access point and airing cupboard for linen storage.

BEDROOM ONE

12'8" x 9'10" (3.88 x 3.00m?)

A double bedroom with neutral decor and a window to the rear aspect, radiator and ceiling light point.

BEDROOM TWO

8'4" x 9'5" (2.55 x 2.88)

Having window to front aspect, radiator and ceiling light point.

MODERN FITTED SHOWER ROOM

9'7" x 5'9" (2.92 x 1.76)

Fitted with a large shower cubicle with electric shower, pedestal wash hand basin and w.c. Obscure window to rear aspect, ceiling light point, heated towel rail and fully tiled walls.

OUTSIDE AND GARDENS

FRONT

The property is set back off Well Lane behind a shared cobbled driveway with two allocated parking spaces.

REAR

A path leads along the property's side and opens into the

attractive and enclosed rear garden with shaped lawns, a large patio area and mature herbaceous borders.

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction
with single skin utility

COUNCIL TAX BAND

South Derbyshire District Council - Band C

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the

environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 00/2024) DRAFT

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



Road Map



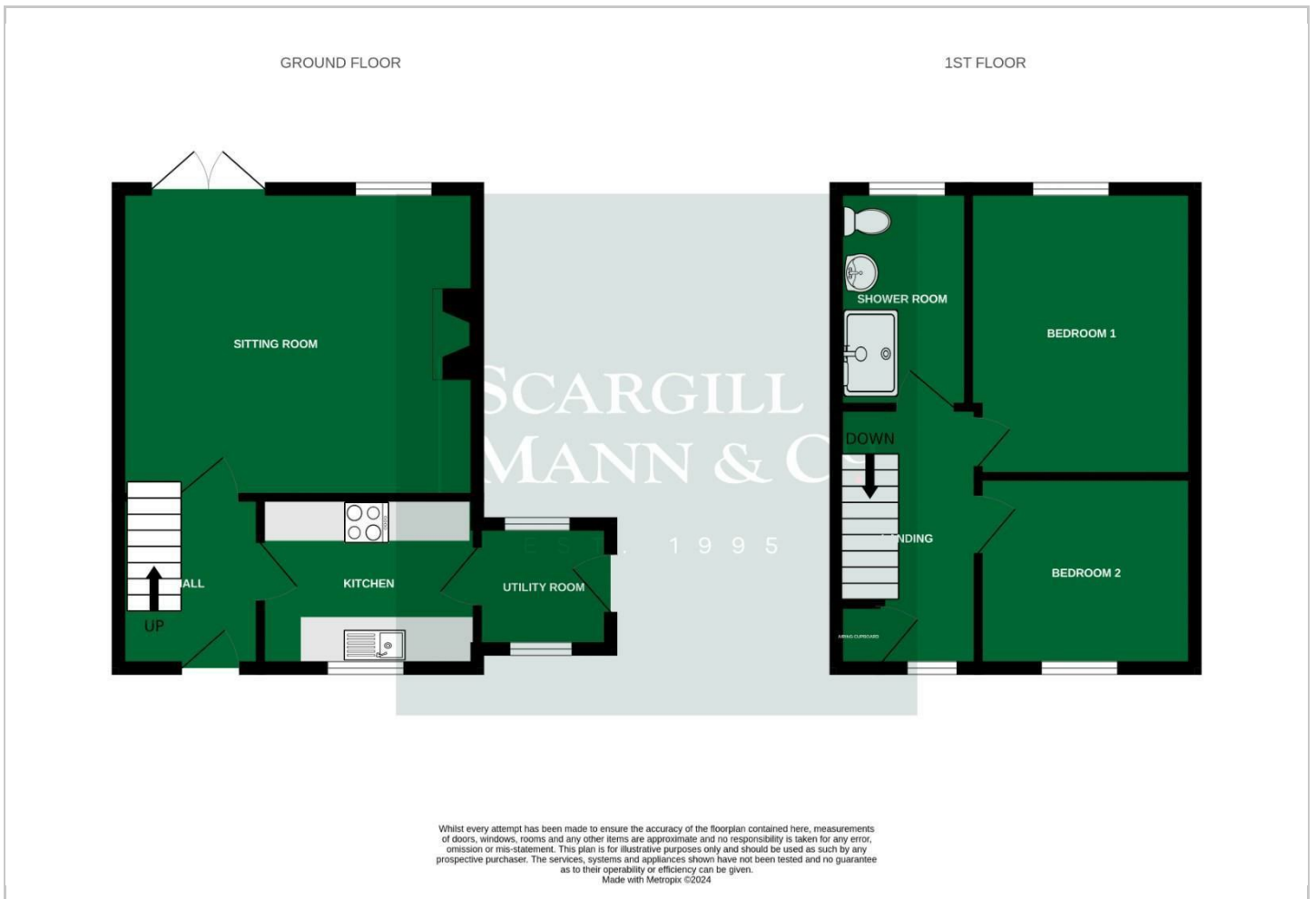
Hybrid Map



Terrain Map



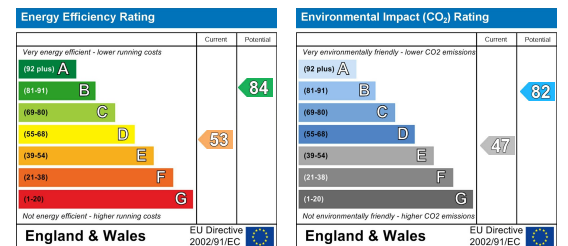
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.