



**The Cottage**  
**1 Daleacre Court,**  
**Main Street**  
**Lockington**  
**Derby**  
**DE74 2AB**

**Price £425,000**

- GATED COMMUNITY
- CLOSE TO OPEN COUNTRYSIDE
- FAVOURED HAMLET
- CLOSE TO EAST MIDLANDS AIRPORT
- CHARACTER ACCOMMODATION
- FOUR BEDROOMS
- BATHROOM AND ENSUITE
- LOUNGE WITH DOORS TO REAR COURTYARD GARDEN
- SEPARATE DINING ROOM READING AREA AND DOORS TO REAR COURTYARD
- QUALITY KITCHEN WITH GRANITE WORKTOP



## GENERAL INFORMATION

### PROPERTY

Offered for sale with no upward chain is this spacious four-bedroom barn conversion. The property sits within a gated community of further barn conversions with lovely open field to the front of the development.

The characterful accommodation offers an entrance hallway with guest cloakroom. A spacious lounge with exposed brickwork and a feature brick chimney breast with log burner inset and French doors out into the rear courtyard. A separate dining room with a reading area and French doors again opening into the rear courtyard. A quality fitted kitchen with built-in appliances, granite countertops, a French door opening onto the front patio, and a utility/pantry store.

On the first floor are four good-sized bedrooms, a family bathroom and an ensuite bathroom with a bath and separate shower cubicle.





## OUTSIDE

A large open bay barn offers allocated parking for two cars along with further parking. The front lawn is enclosed by a brick boundary wall with mature shrub planting and a patio area, for morning coffee. To the rear is a low-maintenance courtyard with a large brick storage building, a small kitchen garden area, a further patio area and shrub borders.

## LOCATION

Lockington is a delightful rural hamlet with some stunning and interesting architecture. It sits close to East Midlands airport and the thriving village of Castle Donington with its boutique shops, cafes and supermarkets. The nearby village of Hemmington offers a primary school.

For those who travel, there are excellent connections on the road network with the A453, A50, A6 and M1

## ACCOMMODATION

Entrance door opens through to hallway.

## HALLWAY

1.82m width x 3.13m (5'11" width x 10'3" )

Has a useful storage cupboard ideal for boots and shoes, door to kitchen, door to lounge and a further door that opens through to the cloakroom.

## CLOAKROOM

1.09m x 1.82m (3'6" x 5'11")

Is fitted with a W.C., corner hand wash basin with tiled surrounds, tiled flooring, ceiling light point and obscure window to the front aspect.

## LOUNGE

5.74m to window x 4.50m into chimney

(18'9" to window x 14'9" into chimney )

An attractive timber latch door opens through to the characterful lounge, having French doors out to the side patio, window looking out to the garden, attractive timbers to ceiling, exposed brickwork and a brick chimney breast with Oak mantle, a log burner sits on a brick hearth, from the

lounge a door opens through to the spacious dining lounge.

## DINING LOUNGE

2.60m max width 1.85m x 6.66m (8'6" max width 6'0" x 21'10")

Has exposed timbers to ceiling, attractive wood flooring, French doors leading out onto the rear courtyard, window looking out on to the courtyard and latch door through to the kitchen.

## DINING KITCHEN

3.84m width x 4.97m to window (12'7" width x 16'3" to window )

Is fitted with an extensive range of base cupboards with drawers, eye line cabinets with glass display units and plate racks, granite worktops incorporate a Belfast sink and gives space for a Range Master stove gas cooker, integrated appliances include a dishwasher, fridge and freezer, there are attractive flagstone style floors, exposed timbers to ceiling, ceiling light points, door





to hallway, French doors out to the front courtyard and garden, door to stairs and a further door opening through to a utility pantry.

#### UTILITY PANTRY

1.88m x 1.81m width (6'2" x 5'11" width )

Has a range of shelving and provision for washing machine.

#### FIRST FLOOR

##### LANDING

With a light tunnel, storage cupboard, recessed ceiling down lights and exposed brick work.

##### HALLWAY

1.08m min x 5.69m (3'6" min x 18'8")

Has all doors leading off:

##### STAIR EXTENSION

2.08m x 1.83m (6'9" x 6'0")

Has a loft access point and a door from this area leads off to the family bathroom.

##### FAMILY BATHROOM

2.91m length x 1.87m width (9'6" length x 6'1" width)

Is equipped with a bath with mixer tap, which has

shower attachment with glazed screen, pedestal hand wash basin and W.C., there are recessed ceiling down lights, radiator, window to the rear aspect, tiled surround and tiled flooring.

#### PRINCIPAL BEDROOM

3.83m to window x 3.73m (12'6" to window x 12'2" )

Recessed ceiling down lights, radiator, window to the front aspect, a latch door opens through to the en suite bathroom.

#### EN SUITE BATHROOM

2.91m x 1.54m (9'6" x 5'0" )

Has a large fully tiled shower enclosure, W.C., panelled bath with mixer taps and wall mounted hand wash basin, tiled flooring, tiled surrounds, radiator and recessed down lights.

#### BEDROOM TWO

3.76m x 3.65m to wardrobe doors (12'4" x 11'11" to wardrobe doors)

Has three double wardrobes providing hanging space and shelving, recessed ceiling down lights, radiator and a window looking out over the rear courtyard.

#### BEDROOM THREE

3.40m x 3.92m to window (11'1" x 12'10" to window )

Has a window to the front aspect, radiator, recessed ceiling down lights.

#### BEDROOM FOUR

2.72m x 3.61m to front of wardrobe (8'11" x 11'10" to front of wardrobe)

Has a large built in wardrobe with timber doors, a window to the rear aspect, radiator and recessed ceiling down lights.

#### OUTSIDE

Dale Acre Court sits behind a secure gated entrance and leads into a large courtyard where parking is provided by two large open bays, there is further parking to the front of the property, an attractive wall frontage provides boundary to a front lawn and front terrace. To the rear of the property is an attractive paved courtyard area, ideal for entertaining with a large brick built storage cupboard, a small vegetable garden and further patio, a gate from the rear leads down to the communal entry which is shared between two properties.



#### AGENTS NOTE

Gradell Heritage listing for The Farmhouse Main Street and The Cottage Daleacre Court 1064256. The courtyard and gate maintenance charge is £40 for a quarter .

#### CONSTRUCTION

Standard Brick Construction with no cavity

#### 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.

#### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains

Sewage - Mains  
Broadband supplier

#### BROAD BAND SPEEDS

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

#### COUNCIL TAX BAND

South Derbyshire District Council - Band  
Derby City - Band  
East Staffordshire Borough Council- Band

#### 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/environment-agency>  
<http://www.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.

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsand-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/>

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

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 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>76</b>	
England & Wales	EU Directive 2002/91/EC

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)