

SCARGILL  
MANN & CO

EST. 1995



## 45 Longlands Lane

Findern, Derby, DE65 6AH

**Price £550,000**





# 45 Longlands Lane

Findern, Derby, DE65 6AH

**Price £550,000**



## GENERAL INFORMATION

### THE PROPERTY

Scargil Mann & Co are delighted to offer for sale this spacious four-bedroom detached property, which is attractively situated on a generous plot on Longlands Lane. The property offers lots of scope for enhancement and remodelling, subject to any permissions. Currently, the property offers a large covered veranda leading to the front entrance door. A spacious entrance hallway, a light and airy dual-aspect lounge, a separate dining room/home office/playroom/bedroom, a cloakroom and breakfast kitchen.

On the first floor is a principal bedroom with en suite bathroom, three further bedrooms and a bathroom.

### OUTSIDE

To the front is a large lawn with herbaceous planting with a tarmac drive adjacent that continues down the side of the house with wrought iron gates giving the access and leading to a sectional garage.

The rear garden has an attractive raised patio with steps down to the lawn with shrub borders. To the side of the property is a wooded garden area with mature trees and winding path with flower and shrub planting. A gate leads through to a further area ideal as a kitchen garden or children's play area.

### LOCATION

Findern is a popular village with a good primary school, a post office, village hall and cafe, and a hairdresser. At the nearby Marina, there are a range of boutique shops, cafes, and restaurants. There are ample waterside and countryside walks, and the village is an excellent location for onward travel to the A38 and A50, Derby city centre, and Derby Royal Hospital.

### ACCOMMODATION

Entrance door opening through to reception hallway.

### HALLWAY

9'6" x 11'4" to front door (2.91m x 3.47 to front door)

Has stairs off to first floor, useful understairs storage cupboard, ceiling light point, radiator and all doors leading off.

### LOUNGE

12'4" width x 22'5" length (3.77m width x 6.85m length)

This lovely dual aspect room has a large bow window to the front aspect, sliding patio doors leading out on to the rear terrace and offering views over the surrounding paddock land, there is coving to ceiling, ceiling light point and radiator.

### DINING ROOM/HOME OFFICE/PLAY ROOM

8'8" width x 15'9" length (2.65m width x 4.82m length)

Has windows to the front aspect and the side aspect, there is a ceiling light point and radiator.

### CLOAKROOM

3'6" x 5'2" (1.07m x 1.59m)

Is equipped with a W.C. and pedestal hand wash basin. The domestic electric consumable is also housed here.

### BREAKFAST KITCHEN

18'7" width x 10'7" length (5.68m width x 3.25m length)

Two windows overlooking the rear garden and is equipped with a range of base cupboards, drawers and wall mounted cabinets, worktops are in set with a stainless steel sink with twin side drainers, a four ring gas hob, integrated appliances include a double oven, there is space for a washing machine, space for a slimline dishwasher and further space for breakfast table and chairs.

### FIRST FLOOR

#### LANDING

12'6" max 6'1" min over stairwell x 12'6" (3.83m max 1.87m min over stairwell x 3.82m)

A window to the front aspect, double doors opening into a large airing cupboard which has ample space for linen storage and also houses the domestic hot water and central heating tank, doors to all bedrooms lead off.

#### BEDROOM ONE

13'4" x 11'8" (4.07m x 3.57m)

Has a window overlooking the rear garden and paddock lane, radiator, ceiling light point and door opening through to en suite.

#### EN SUITE

5'10" x 6'9" to window (1.78m x 2.07m to window)

Is equipped with a panelled bath, W.C. and pedestal hand wash basin, there are tiled surrounds and obscure window to the rear aspect and radiator.

#### BEDROOM TWO

10'5" x 15'9" to rear of built in wardrobe (3.20m x 4.81m to rear of built in wardrobe)

With a window to the front aspect, built-in wardrobe, ceiling light point and radiator

#### BEDROOM THREE

9'5" x 9'6" to the window (2.89m x 2.90m to the window)

Has a window overlooking the rear garden with views, radiator, ceiling light point and built in single wardrobe providing hanging space and shelving.

#### BEDROOM FOUR

8'9" x 8'9" to window (2.67m x 2.69m to window )

Has radiator, ceiling light point and window to the front aspect.

#### FAMILY BATHROOM

5'10" x 7'4" (1.78m x 2.26m)

Is equipped with a coloured suite comprising of a panelled bath, W.C. and pedestal hand wash basin, there are tiled surrounds, obscure window to the side aspect and radiator.

### OUTSIDE

The property sits behind a large frontage predominantly laid to lawn with mature herbaceous borders, a Tarmac driveway leads all the way down the side of the house where wrought iron gates open up to provide further parking and lead to a large sectional garage. To the rear of the property is a raised patio with steps leading down to a lawn, again offering herbaceous borders and views over open country side. The side garden is predominantly set out as a rockery with winding paths. Please note there are a number of trees with in this area of the garden

Tel: 01283548194

which do have tree preservation orders. From the side garden a gate leads through to a small area of garden which would ideally make a kitchen garden or childrens play area.

#### AGENTS NOTES

Please note there are a number of Tree Preservation orders on some of the trees in the garden.

#### 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.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band E

#### CONSTRUCTION

Standard Brick Construction

#### 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 regarding 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/>

#### BROAD BAND SPEEDS

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

#### 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>

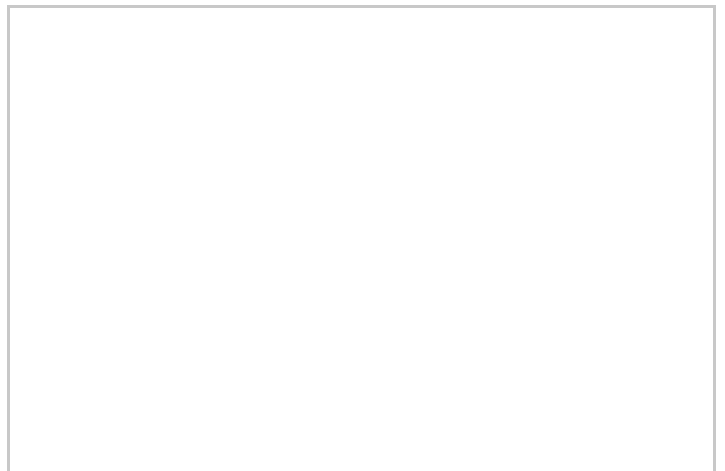
<http://www.derbyshire.gov.uk/>

#### 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.

#### VIEWING

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



## Road Map



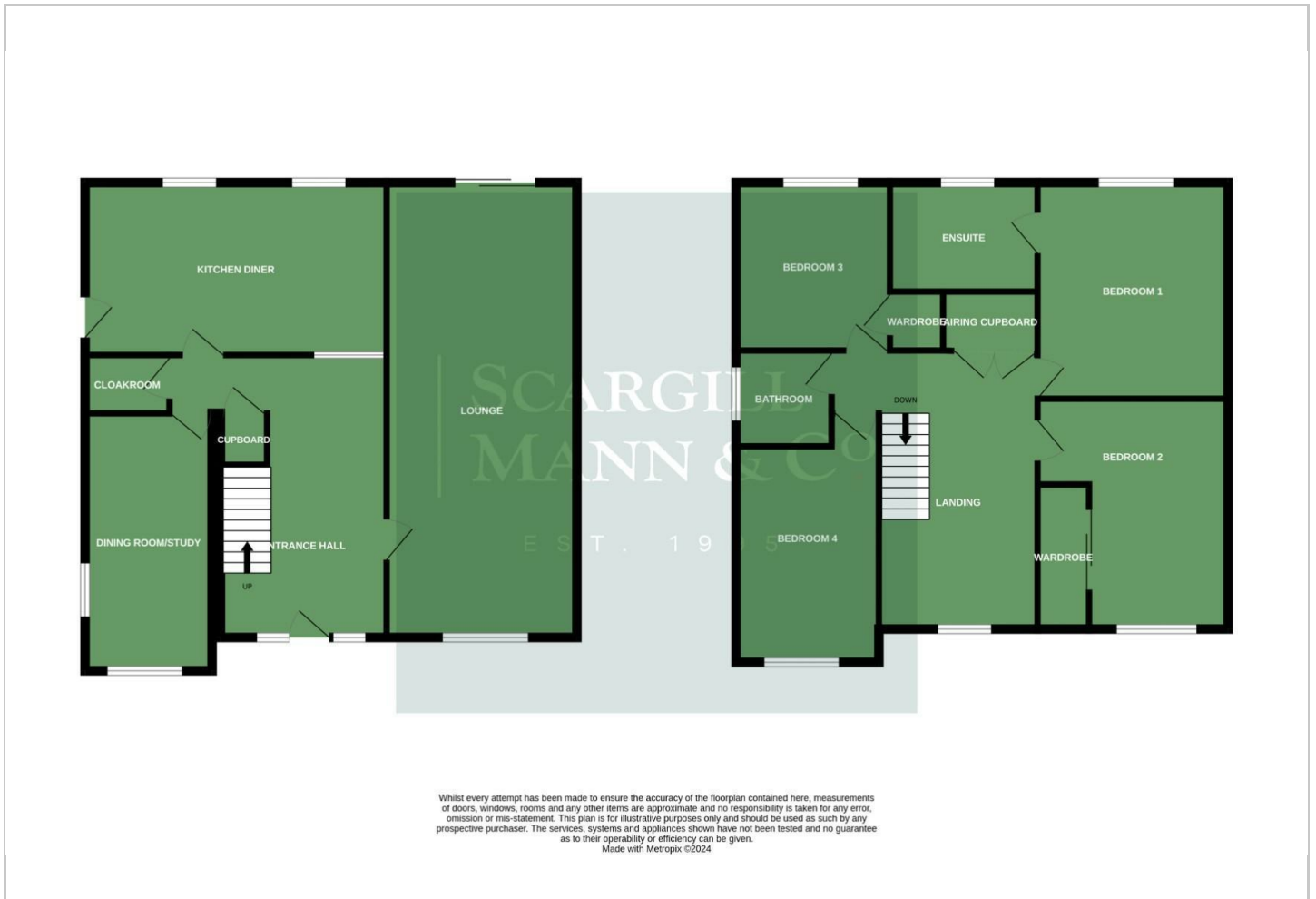
## Hybrid Map



## Terrain Map



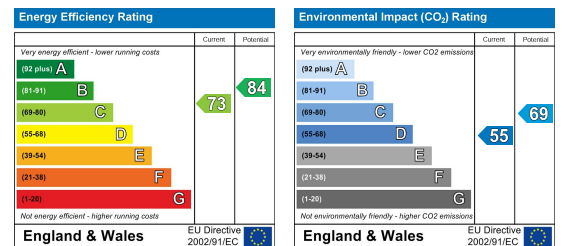
## Floor Plan



## 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.