

Spinney Lodge

Repton, Derby, DE65 6PH

John German





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Guide Price £715,000

Enjoying a wonderful private gated location close to the centre of the village with excellent access to Repton School and offering superior family accommodation throughout.



The property is set in a lovely private location in the popular village of Repton, approached by electronic remote gates with extensive block paved driveway leading to the porch which opens into the attractive reception hall having oak block flooring, decorative cove and stairs off with balustrade, understairs storage cupboard and a guest WC.

Glazed double doors open into the splendid attractively proportioned lounge with a wide recessed inglenook style fireplace with brick chimney piece housing an inset log burner on raised hearth with beam over. There are windows either side of the fireplace, a bay window to the front and French doors opening to the rear garden. Adjacent to the lounge is a separate dining room which also has glazed double doors leading from the hall and a bandstand bay window overlooking the garden. There is a separate study/home office with a square bay window to the front and a further side facing window.

At the centre of the property is the breakfast kitchen which is well-equipped with a range of antique oak style base and wall units with contrasting worktops and tiled splashbacks. Appliances include a four-ring gas hob with extractor over and matching eye level double oven and grill, integrated dishwasher and a fridge freezer. Set beneath the window is a composite 1.5 bowl sink with mixer tap and tiled splashbacks. Tiled flooring runs throughout and leading off the kitchen is an attractive breakfast room with French doors leading directly onto the garden. Also off the kitchen is a utility room with matching base and wall units surmounted by worktops with inset sink and mixer tap, tiled splashbacks, appliance space and plumbing for a washing machine, wall mounted gas fired boiler, tiled floor and a door leading outside.

On the first floor there is a spacious landing with an airing cupboard and loft access. The attractive main bedroom has a front facing window and boasts a walk in dressing room with fitted wardrobes and a four piece en-suite bathroom comprising; bath in tiled surround with mixer shower attachment, pedestal wash basin, low level WC and separate tiled shower with glazed screen.

Guest bedroom two also has a built-in double wardrobe and an en-suite shower room and there are three further generous bedrooms, each with a built-in wardrobe, and served by an attractive family bathroom having a panelled bath in tiled surround, pedestal wash hand basin, low level WC and a tiled shower enclosure with glazed screen, window to the rear.

As mentioned the property is set in a private location approached by electronic gates with extensive block paved driveway flanked by mature planting and leading to a further block paved drive in front of the detached brick garage (5m x 5.22m) which has an electric up and over door, power points, lights and side personal door. The property owns the driveway to the immediate front together with the border's opposite and alongside the attractive front garden which has a lawn with borders, low box hedging and a paved path with outside lights. A side gate leads to the enclosed rear garden which is secluded and backs onto an area of mature woodland with paved patios and pathways, extensive shaped lawns with borders, outside lighting and a garden tap.

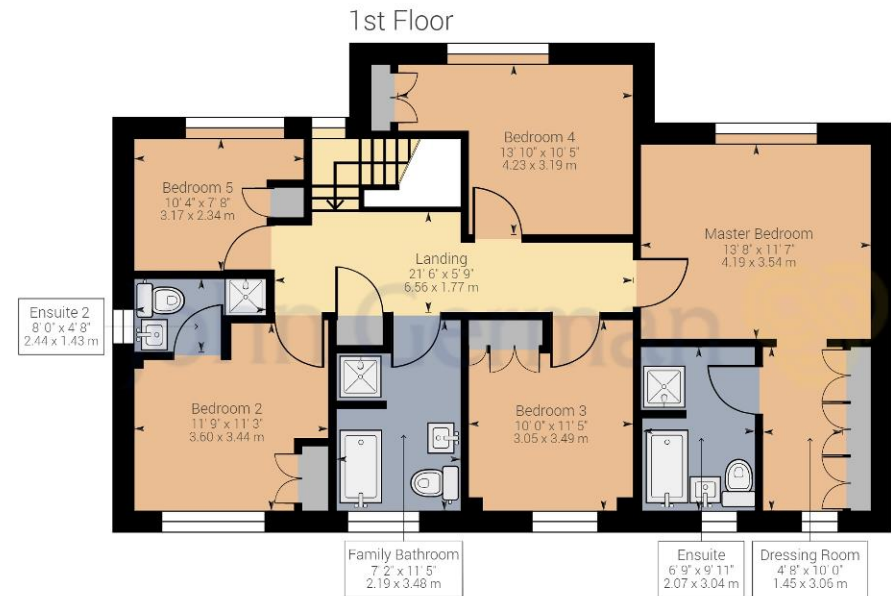
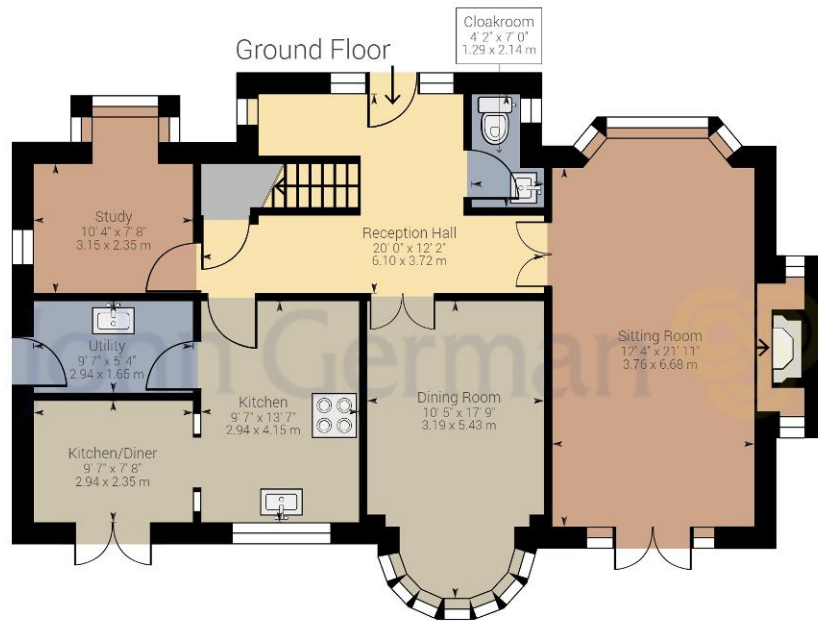
Please note: There is maintenance charge managed by the Spinney Lodge Freehold Management Ltd for looking after the insurance, electricity for the gates, gate maintenance and gardens of the communal areas serving the five properties. The current service charge is around £300 per annum and this will be paid in advance for 2021.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk; www.southderbyshire.gov.uk/our-services
Local Authority/Tax Band: South Derbyshire District Council / Tax Band G **Our Ref:** JGA/23022021







Approximate net internal area: 2044.97 ft² / 189.98 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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