

# Long Lane

Radbourne, Derbys, DE6 4LY

£3,500 pcm

John   
German





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This superb seven bed farm house over three floors is set in the heart of the Radbourne Estate. Just a ten minute drive from Derby City Centre, this property has countryside views from every window. Derby is a vibrant city with a great road network surrounding it with the A50, A52, A38 and M1 all within short drive. Derby train station is nearby with fast trains into London St Pancras and East Midlands Airport is also easily accessible.

The farm house has been built on the foot print of an earlier house and attached barn. Completed in 2017, this property has been built to the highest quality throughout (and with all modern conveniences) however has still maintained a character feel to the property with wood burning stoves, beams to the ceiling of the master suite and a farm house style kitchen with Aga.

The farm gate opens into a large driveway area where the double car port and single garage can be found. The property sits proudly with access to the garden on all sides. There is a kitchen garden with raised beds to the front, a green house and to the side and rear is a large flagstone patio with steps leading down onto the lawn. A gardening service is included in the tenancy as the boundary of the garden stretches to the edge of the farmers fields.

The central grand entrance hall has a galleried stair case to the first floor plus alarm which is linked back to a security company (at an additional cost). To the right of the hall is a dining room big enough for a large dining table to seat 8-10 people, a lounge over looking the rear of the property which has an open fire and a library area plus cloaks/wc. To the left of the hallway is the stunning farm house kitchen with central island and wine fridge, huge oil fired Aga and integrated electric oven, electric hob, dishwasher plus stainless steel American style fridge/freezer. A large larder is useful storage off the kitchen. The kitchen has a living area with plenty of room for a sitting area in front of the wood burning stove and a dining area. There are doors off to the patio. Just off the kitchen is a large study also with wood burning stove and this is where the fibre broadband/comms unit is situated. A further door off the kitchen leads to the boot room where a shower room can be found, lots of storage plus a safe and a utility room off.

To the first floor is a superb master suite with main bedroom, dressing room, fantastic bathroom with separate shower plus a further room which could be used as a study, second dressing room or nursery. There is a further guest suite with ensuite bathroom plus two double bedrooms, a shower room and a bathroom to this floor. Stairs lead up to a further floor with two double bedrooms and a shower room plus a small amount of attic storage.

The property has oil fired central heating with solar backup and a septic tank (the emptying of the septic tank is included in the rental). Throughout the property, there are WIFI hubs plus SKY points in the lounge and master bedroom. It is available on a long term let of 3-5 years.

**This property is Unfurnished** Council Tax Band: G Ref: JG











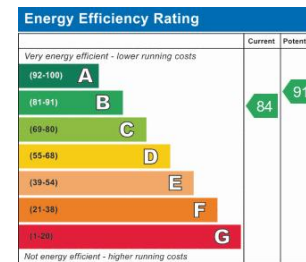
Weed done should have been made to ensure the accuracy of the floor plan. Contractors' measurements of floor, window, ceiling and any other area are approximate and no responsibility is taken for any error, omission or misstatement. The agent and any other person employed has no authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings 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. None of the services or appliances to the property have been tested.

### Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or 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 lettings 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. None of the services or appliances to the property have been tested.

### Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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