

Main Street

Repton, Derbyshire, DE65 6FB

John German






Main Street

Repton, Derbyshire, DE65 6FB

Offers over £440,000



Located on the edge of this popular village and offering superb potential for a makeover to deliver a contemporary family home is this detached house having spacious accommodation, enjoying a southerly rear aspect.

This split level property has a large garage store room on the ground floor which also houses a utility area together with door leading to stairs taking you to the first floor. Here you will find a door directly into a spacious L-shaped lounge/dining room having picture window to the front with attractive open aspect and patio doors leading out onto the southerly facing rear garden together with a marble fireplace housing a living flame gas fire.

An inner hall with laminate flooring leads to a rear facing bedroom two with built in wardrobes and its own en suite WC with wash basin. Adjacent to this is bedroom three and the family bathroom equipped with a panelled bath in tiled surround, pedestal wash hand basin and WC.

A large breakfast kitchen is fitted with base and wall units plus illuminated wall cupboards and roll edge work surfaces have an inset stainless steel sink with mixer tap, tiled splash backs, inset gas hob and a double oven and grill. The room enjoys a dual aspect with windows to both the side and rear. A glazed door leads to the lobby that in turn has a door out to the side.

Accessed off the kitchen or the landing is a large reception room having dual aspect windows, currently being used as the master bedroom but capable of subdivision or use as a dining room, sitting room etc.

The property is set back behind a broad tarmac drive flanked by lawns giving access to the large garage. Side access steps lead around to the enclosed rear garden with pleasant southerly aspect having a paved patio with lawned garden having steps up to further tiered lawns rising to a field boundary with hedged screening to the rear.

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. Broadband services are available.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/240192021

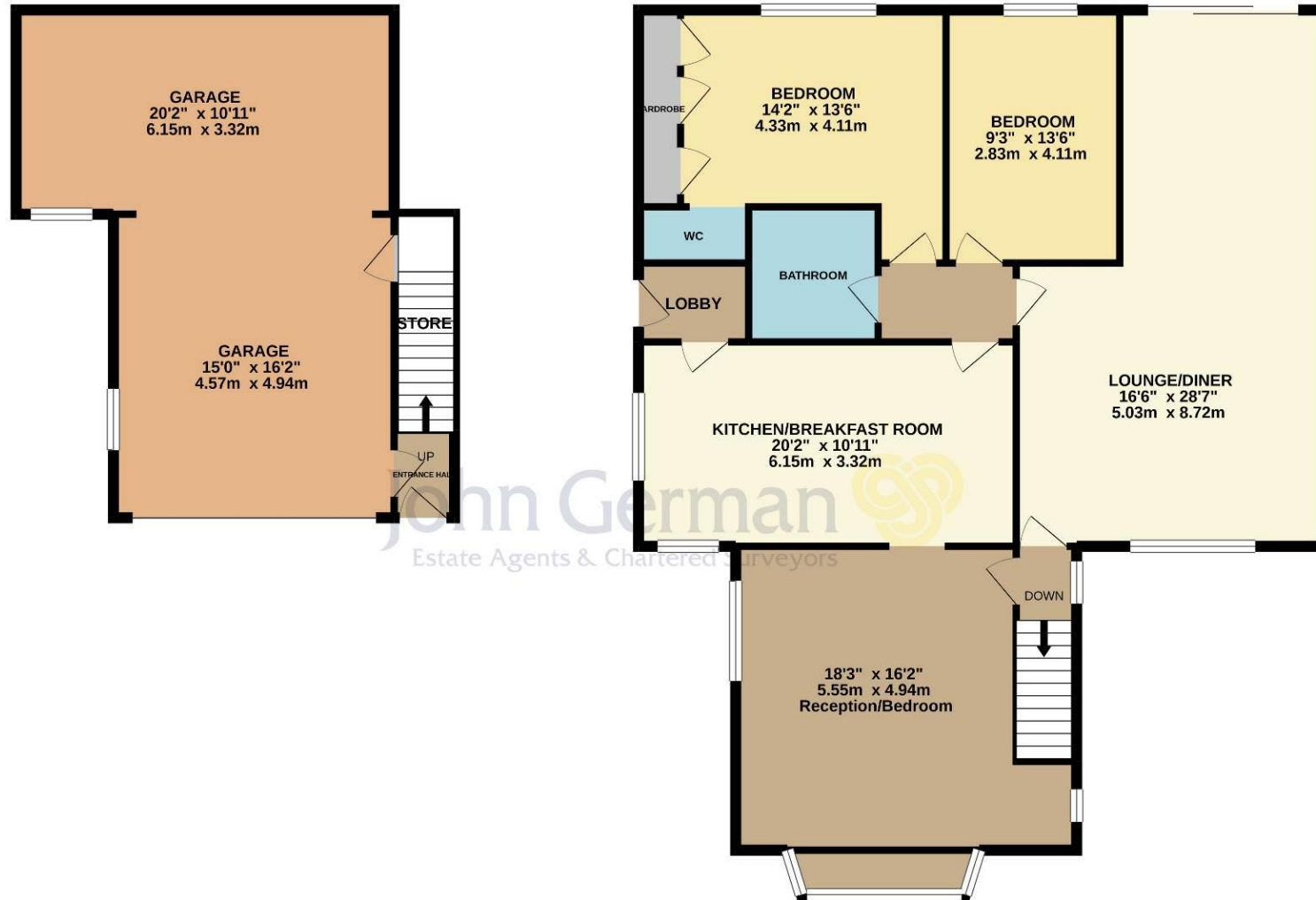
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F





LOWER GROUND

1ST FLOOR



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.
 Made with Metropix ©2021



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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



