

Markeaton Lane

Derby, Derbyshire, DE22 4NH

John 
German





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£350,000

Stunning former school house presenting an extremely romantic picture sitting in a very unique location close to the edge of Derby. With easy access to major commuter routes yet backing onto open countryside with spectacular open views. Deceptively spacious with off road parking & a lovely mature garden.

Today could be the start of a wonderful romance, this much loved family home seeks new friends for the next chapter of her very interesting tale - "think Enid Blyton vibes!" Having been converted into two semi detached homes over 40 years ago from a former school house, the property sits in a unique location on the edge of Derby with far reaching countryside views very reminiscent of those original story books.

The seller and her family have been living in the property since it was first converted to a house in the mid 1900's and hopes that the next custodian will love and care for it as they have.

Entrance to the property is from the side via a charming little entrance porch/conservatory with room, as you can see from the photo's, for a small table and chairs. This is a lovely spot to look out over the garden and to watch the local wildlife that visit the garden including a pair of hedge hogs named Pickle and Ickle Pickle.

Continuing into the property the entrance hall has a tiled floor and imitation panelling. Stairs lead up to the first floor landing and doors lead off to the all of the ground floor rooms.

To the front of the property is a lovely "L" shaped living room with leaded windows to the front and side elevations with lovely aspects from both windows. The focal point of the room is the cast iron working fireplace.

The breakfast kitchen has a tiled floor and a leaded window looking out over the front elevation. It offers space for a breakfast table and is fitted with a range of base and eye level units with roll edge worksurfaces, an inset stainless steel sink unit and tiled splashback. Spaces are provided for a fridge freezer, range cooker and washing machine. To the rear of the property is a large dining room perfect for those special family get togethers.

Completing the ground floor is the guest's cloakroom fitted with a two piece suite comprising low flush WC and wall mounted wash basin plus a chrome heated towel rail.

On the first floor off a spacious landing are three bedrooms, two double bedrooms both with leaded windows overlook the front elevation with views out over the stunning memorial gardens of Markeaton Crematorium. To the rear is a very generous master bedroom with a double aspect with views over to Mackworth church surrounded by far reaching countryside. The family bathroom is fitted with a three piece suite comprising panelled bath with electric shower over, low flush WC and pedestal hand wash basin.

Outside the garden sits to the side of the property with a magnificent oak tree surrounded by lawns, shrubs and other specimen trees. Adjacent to the house is a paved patio area.

Shared access via the driveway leads to two gravelled parking areas at the rear of the property. Please note the garden at the front of the property belongs to the neighbouring property attached.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: The property has solid fuel central heating with an immersion heater for the hot water. There is not gas currently to the property but there is gas connected next door. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

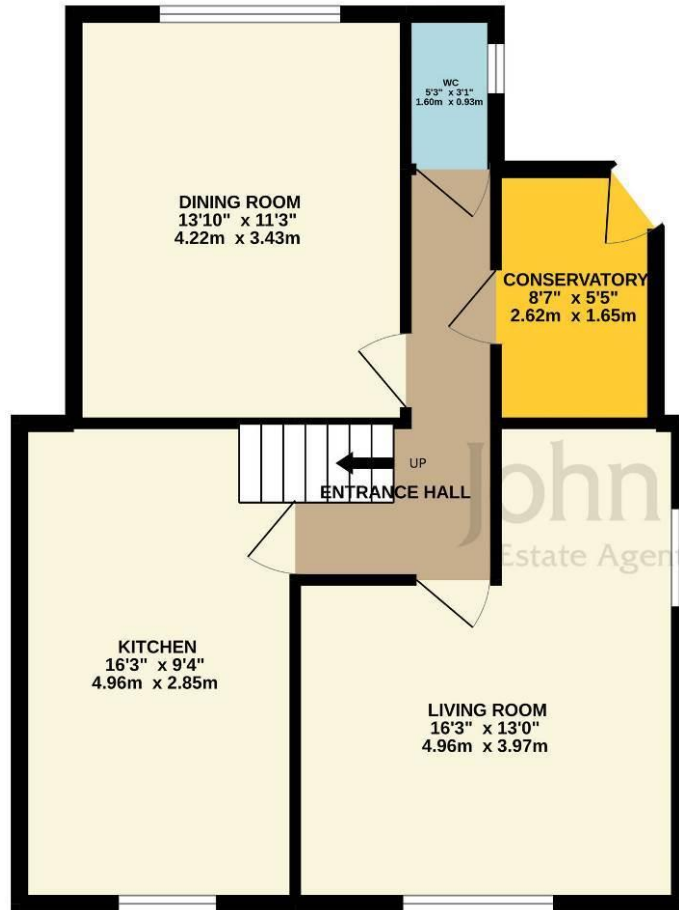
Our Ref: JGA/26082022

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band D

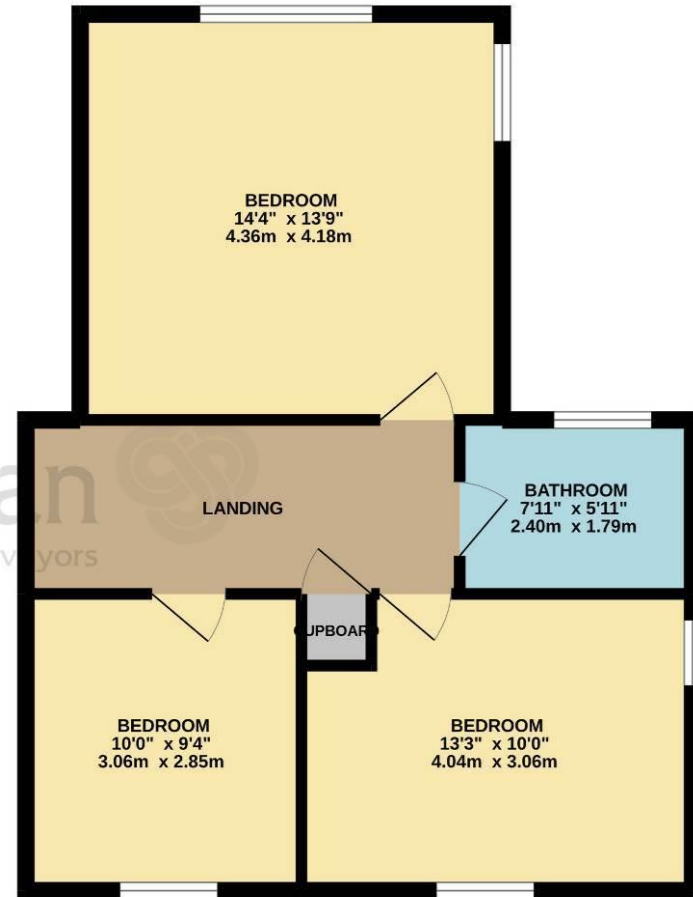




GROUND FLOOR



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.
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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.

EPC NOT REQUIRED – PROPERTY IS GRADE II LISTED



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