

# Monson Lane

Repton, Derby, DE65 6FX

John   
German





A wooden shelf above the backsplash holds several decorative items, including a small potted plant in a gold pot, a blue and white patterned vase, a white ceramic jar, a glass lantern, and another blue and white patterned vase. Below the shelf, the backsplash is made of blue subway tiles in a staggered pattern. Three electrical outlets are visible on the wall.

The kitchen features a stainless steel range hood above a gas cooktop and a double oven. To the right, a white refrigerator is partially visible. A window with a white frame looks out onto greenery. A sink with a chrome faucet is located under the window. A white kettle sits on the counter near the oven.

A breakfast bar with a light wood top and dark blue base is accompanied by three black leather bar stools with chrome bases. A bowl of fruit, including lemons and oranges, sits on the bar. The wall behind the bar is decorated with several small framed pictures and a hanging plant.

A long wooden shelf on the right wall holds a red pot with a green plant, a white ceramic jar, and other decorative items. Below the shelf, the wall is decorated with several small framed pictures and a hanging plant.

# Monsom Lane

Repton, Derby, DE65 6FX

£585,000

A very stylish and superbly refurbished contemporary style home enjoying an open aspect and quiet location at the edge of this highly regarded village whilst still within easy walking distance of the local amenities.

NO UPWARD CHAIN



The property has gas fired central heating, quality contemporary replacement double glazing, modern composite exterior doors, extensive laminate floors and stylish oak doors to the interior.

There is an oak framed porch to the front with entrance door leading into a study/hall with a glazed oak door opening into the central hallway which has stairs leading off.

Off the hall is an attractively fitted shower room with a large walk in shower with rain head and glazed screen, fitted units with integral twin wash hand basins, mixer taps and tiled splash backs with cupboards below plus an integrated WC, tiled flooring and chrome heated towel rail.

To the front is a ground floor double bedroom having a cupboard housing the gas fired combination boiler. There is also an additional bedroom or study.

Across the rear is the fabulous recently refitted dining kitchen which has an extensive range of contemporary units surmounted by slim profile solid worktops having inset one and a half bowl sink and mixer tap, an integrated dishwasher and fridge, a stainless steel inset dual fuel Belling range cooker with gas hob and electric ovens, complementary tiled splash backs and an extractor hood over plus an oak peninsular breakfast bar on castors that can be moved around, with storage below. There is a tiled floor, two velux windows flood the room with natural light and an oak window sill and shelving.

Off the kitchen is a very spacious and useful utility room having fitted storage units with tiled floor, worktops, inset stainless steel sink and mixer tap, composite door leading out to the side, appliance space with plumbing for an automatic washing machine, further integrated fridge and additional space for a freezer.

From the dining part of the kitchen, oak glazed bi-fold doors open directly into the very spacious and attractive lounge which has a fireplace with oak surround housing a gas fired 'log burner' style stove. Picture windows and French doors overlook and open out to the wonderful garden and its southerly aspect.

The first floor landing has a velux window, useful built in storage and an attractive sitting area. The master bedroom to the rear benefits from extensive Sharps fitted wardrobes and storage in a neutral light oak colour. The further double bedroom at the front of the property has dual aspect windows affording far reaching views. These are both served by a stylish bathroom with roll edge bath with central mixer tap and shower, pedestal wash hand basin, low level WC, chrome heated towel rail and two velux windows to the side.

Outside – At the front is a tarmac drive that extends along the side of the house together with excellent block paved forecourt parking offering ample room for multiple vehicles flanked by well planted borders.

The wide side access has timber field gates and leads to the stunning rear garden which enjoys a southerly aspect and has been beautifully planted and designed. It features a very spacious sandstone patio with dwarf walling and winding pathway flanked by lawns, superbly stocked herbaceous borders having numerous perennials providing colour throughout the year. There are also stone walling features and a timber pergola provides an additional sitting area in the shade. At the bottom of the garden is a kitchen garden with raised vegetable borders and a substantial useful garden store with lean to store at the rear and attached greenhouse. All in all the garden really is a special feature and will undoubtedly be an enthusiasts dream!

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbys.gov.uk](http://www.southderbys.gov.uk)

**Our Ref:** JGA/19062023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D



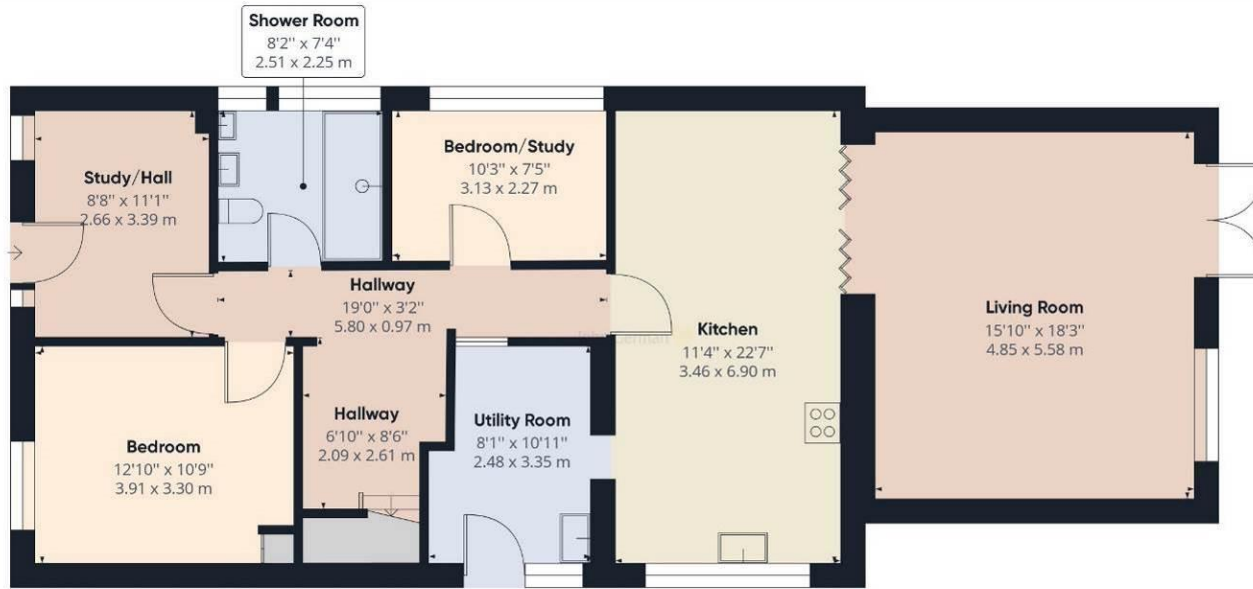




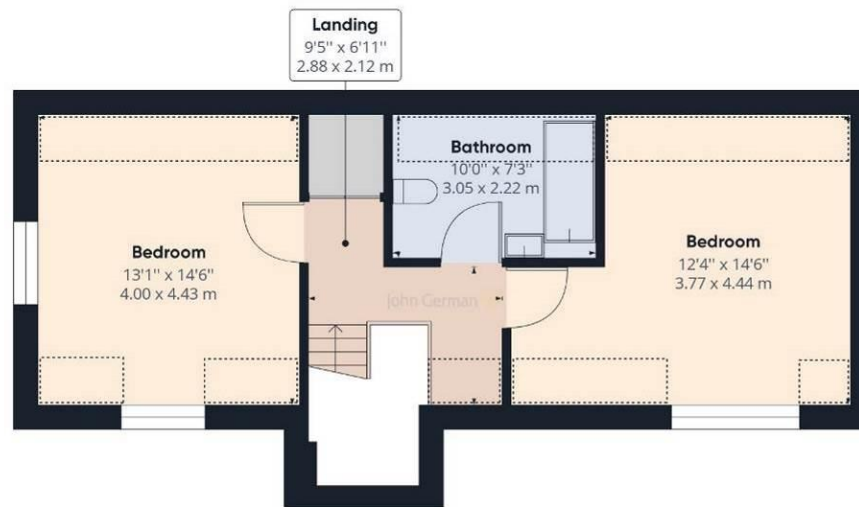








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1712.63 ft<sup>2</sup>

159.11 m<sup>2</sup>

**Reduced headroom**

128.79 ft<sup>2</sup>

11.97 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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