

# Longlands Lane

Findern, Derby, DE65 6AH

John   
German





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**£425,000**

Set in a desirable village location, this detached family home is well placed for schools and major commuter routes nearby. The property has been modernised and refurbished with many highlights including two reception rooms, sunroom, four bedrooms, garage and private rear garden.



Findern is a quaint little village on the south side of Derby full of charm and character, with a wealth of amenities and within commutable distance of the A38 and A50 linking the market town of Burton on Trent and Derby, 8 minutes to Mickleover, 10 minutes to Etwell and 15 minutes to Derby

The double glazed front entrance door opens into the hallway with stairs rising to the first floor and modern oak glazed internal doors lead to the main reception rooms.

The dual aspect lounge has a UPVC double glazed window overlooking the front elevation and UPVC double glazed French doors with matching side panels allowing access to the landscaped rear garden. There is a living flame effect gas fire which forms the focal point of the room with a sleek marble surround.

Off the lounge is the kitchen which is fitted with a range of base and eye level units, quartz stone solid work tops incorporating a stainless-steel sink, integrated Bosch double oven with four ring ceramic induction hob and extractor hood above, integrated dishwasher, ceramic tiled flooring and a UPVC double glazed window to rear elevation overlooks the garden. There is a built-in understairs storage cupboard and oak glazed door through to dining room which has a UPVC double glazed bow window to front elevation.

An inner lobby leads to useful coats storage, ground floor WC which is fitted with a two-piece suite and access to the utility room/prep kitchen. The utility room/prep kitchen is fitted with a selection of base cupboards, preparation work surface, plumbing for a washing machine, courtesy door through to the garage, Velux skylight windows and open plan through to the conservatory/sunroom. The conservatory/sunroom is brick built with an insulated double-glazed roof, UPVC double glazed windows and a door out to the garden.

On the first floor landing there is a built-in airing cupboard, loft access and doors to the bedrooms and family bathroom.

The master bedroom has a lovely large room with UPVC double glazed windows to both front and rear elevations, useful over stairs storage cupboard and the additional benefit of an en-suite shower room which is fitted with a low level WC, vanity hand wash basin with storage cupboard below, a quadrant double shower cubicle, UPVC double glazed window to front elevation, extractor fan and a heated chrome towel rail.

Bedrooms two and three are both double bedrooms with fitted wardrobes and windows to front and rear elevations respectively. Bedroom four is a generous single bedroom with a UPVC double glazed window to rear elevation overlooking the garden.

Completing the accommodation is the family bathroom which is fitted with a suite comprising; low level WC, pedestal hand wash basin, panelled bath, complimentary wall tiling, ceramic tiled flooring, heated towel rail and a UPVC double glazed window to the side elevation.

Outside, the property is set back from the road behind an extensive block paved driveway providing off road parking as well as access to a single garage. Gated side access leads to a mature landscaped rear garden being mainly laid to lawn with established shrubs and trees, paved patio, electric points and outside tap, timber garden shed. The garden offers a high degree of privacy and must be viewed to be fully appreciated.

**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.

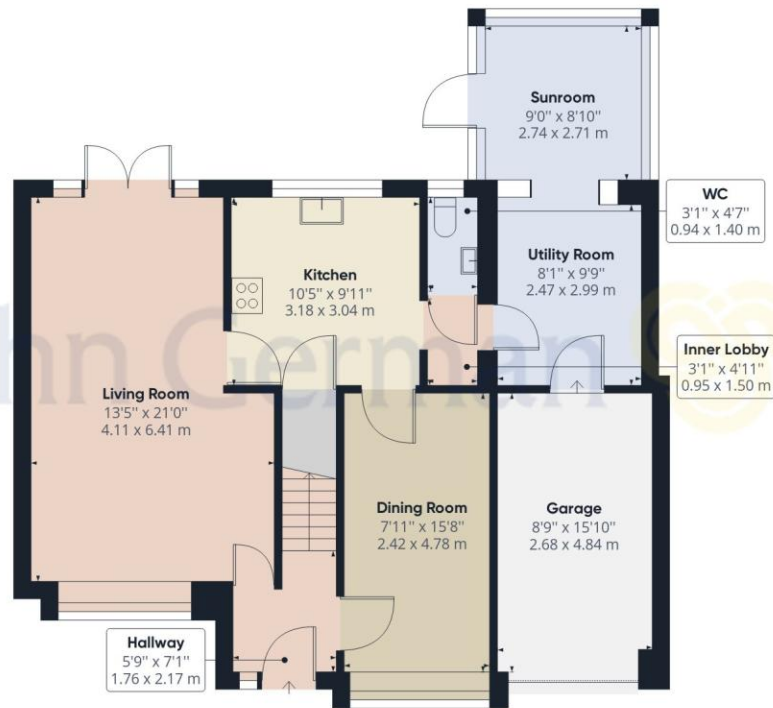
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/090823

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





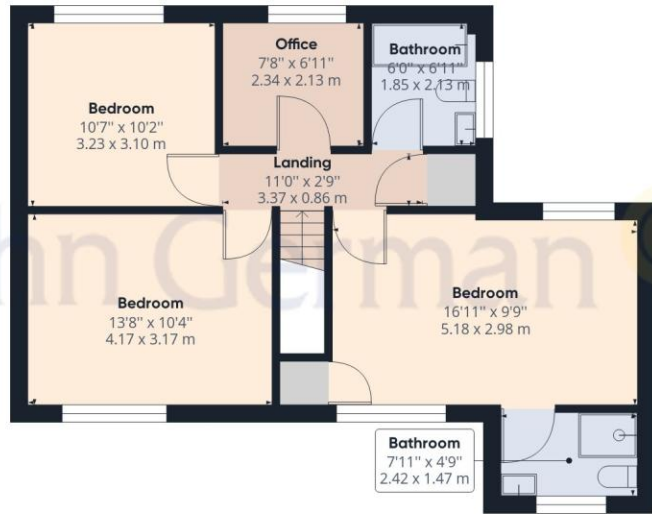


Ground Floor

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

1539.26 ft<sup>2</sup>

143.00 m<sup>2</sup>



(1) Excluding balconies and terraces

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



### 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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