

Doles Lane
Findern, Derby, DE65 6BA



Fabulous potential on the type of plot worthy of a major overhaul, sky's the limit here in terms of how far you could take this lovely home or just do the basics, the choice is yours. Built in the 1950's these types of development opportunities have mostly been snapped up and rarely come to market.

£315,000

John German 

The village of Findern is a popular South Derbyshire village noted for its Primary School, and lying within the catchment area for Etwall's John Port secondary school with an excellent range of schools also nearby in Mickleover and Littleover and with Repton and Derby High School also within easy reach. The village has an attractive open green at its centre with a Post Office/shop, there are several nearby villages offering a full range of amenities including Mercia Marina which is an extremely stylish inland marina offering a selection of boutique style gift shops and restaurants and a pleasant day out. Neighbouring Willington offers some beautiful canal side walks and popular pubs as well as a train station. Findern is also within easy reach of the A38 A50/M1 and A52.

Entrance to the property is via an entrance porch which opens into the main hallway, doors lead off to the ground floor living spaces and stairs rise to the first floor landing. The main living room is located at the front of the property with a lovely view over the front garden and a feature gas fire.

The kitchen lies to the rear of the property and features a built in pantry and built-in larder cupboards, ceramic sink unit, freestanding gas boiler and fold down worktop. Located off the kitchen is a good sized dining room with views over the rear garden. There is a large rear porch/boot room to the side of the property with a store cupboard, WC and utility.

On the first floor, stairs rise to a landing with a window to the side and doors lead off to the bedrooms and shower room.

There are two excellent double bedrooms, both with countryside views to the front and rear respectively and a third single bedroom with built in storage and views to the front.

The shower room is fitted with a shower enclosure, low flush WC, pedestal hand wash basin and built in airing cupboard.

Outside the property sits well back from the road behind a lawned front garden with privet hedging. Double wrought-iron gates open onto a driveway providing off road parking leading to a detached garage. There is a second garage located to the rear of the first garage used as a workshop previously accessible by bike but not by car. The rear garden backs directly onto farmland to the rear and again being mainly laid to lawn with mature hedging and specimen trees.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

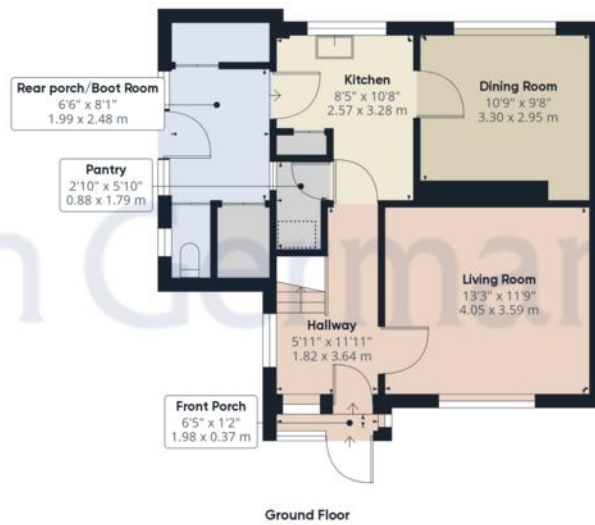
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

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

www.southderbyshire.gov.uk

Our Ref: JGA/29012024

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Ground Floor



Floor 1

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Approximate total area¹

961.53 ft²
89.33 m²

Reduced headroom

4.27 ft²
0.4 m²

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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Agents' Notes

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