

Main Street

Repton, Derby, DE65 6FB



This chocolate box cottage is set on the edge of the village perfect for those in search of cosy evenings and birdsong filled mornings but with modern conveniences on hand. Beautifully presented throughout with all the original charm you'd expect.

£190,000

John German 

Repton is an outstanding south Derbyshire village known for its famous school, pretty period houses and excellent village amenities including local stores and numerous excellent eateries with even more available in the neighbouring village of Willington which also boasts its own train station. The village is well-placed for the nearby centres of Derby, Burton-on-Trent, Ashby-de-la-Zouch with excellent access to the A38, A50 and beyond providing links with Uttoxeter, Nottingham and further afield.

The entrance door opens into the lounge with log burner set within a recessed fireplace with mantle over providing the focal point and along with a beamed ceiling, wood effect panelling and original cottage internal doors, the overall effect is lovely and cosy. There are fitted cupboards either side of the chimney breast providing storage, a fitted carpet and a window to the front.

To the rear is a smart dining kitchen equipped with a range of base and eye level units complemented by granite worksurfaces incorporating a stainless-steel sink and drainer with attractive tiled splashbacks. Integrated appliances include an electric oven, electric hob and extractor hood. There is wood effect flooring, space for a dining table and wide French doors flanked by windows open out onto the decking.

Completing the ground floor accommodation is the bathroom with a modern white suite including a bath with shower over and shower screen and complementary tiled surround. There is a useful under stairs cupboard which houses the gas central heating boiler.

On the first floor is the bedroom suite with a landing providing a generous dressing area with windows to the front and rear. It was originally two rooms with potential to partition this off again to create a box/dressing room if required. The bedroom area itself is generously sized with chimney breast, fitted carpets and a window to the front.

Outside there is a decked patio garden off the kitchen which is ideal for those looking for a low maintenance outdoor space which is south facing with plenty of visiting birds. A gate leads to the shared side entry. The property also has the benefit of a brick-built storage shed.

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

Property construction: TBC

Parking: TBC

Electricity supply: TBC

Water supply: TBC

Sewerage: TBC

Heating: TBC

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

Broadband type: TBC

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 A

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

Our Ref: JGA/010324

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

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.

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

JohnGerman.co.uk Sales and Lettings Agent