

# Longlands

Repton, Derby, DE65 6GB

John German









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£475,000

Spacious modern family home built by Miller homes, set in a wonderful spot at the end of the development with uninterrupted countryside views. Well laid out accommodation with three reception rooms, a generous breakfast kitchen and four well proportioned bedrooms.



Longlands lies a short walk from the centre of Repton, a premier and highly sought after village famed for its independent school of the same name. Repton is home to an excellent range of amenities including a post office, local shops, pubs, a butchers and several village inns, nestled between streets lined with stunning character townhouses and handsome historic buildings. Repton Primary School, St Wystan's Prep and Repton School all lie within walking distance and residents of the village can attend Repton on discounted school fees (to be confirmed direct with the school). Conveniently placed for travel along many major roads, the A38 is just three miles distance, the M42 is eight miles away and the M1 is fifteen miles away. There are also excellent public transport links via both a regular bus service and from Willington Train Station (just over a mile away) having reliable links to various city centres including Birmingham and Derby.

Entrance to the property is via a lovely spacious entrance hall with stairs rising to a galleried landing and doors leading off to the ground floor living accommodation, uPVC double glazed window to the front central heating radiator and wood effect flooring. Located off the entrance hall is a guest doaks/WC fitted with a two piece suite comprising low flush WC and pedestal wash basin with tiled splashback, uPVC double glazed window to the side, wood flooring and central heating radiator.

To the left hand side of the entrance hall sits the main living room which is a generous double aspect room with a uPVC double glazed window to the front and French doors opening out onto the rear garden, central heating radiators and wood effect flooring.

The dining room sits on the opposite side of the house with a uPVC double glazed window to the front, neutral fitted carpet and a central heating radiator.

There is a large breakfast kitchen fitted with a comprehensive range of base and eye level units with composite worktops, inset stainless steel one and a half bowl sink unit with mixer tap, tiled splashbacks and a full range of integrated appliances including dishwasher, washing machine and tumble dryer, built-in microwave, eye level double oven, five ring gas hob with extractor hood over, slimline wine fridge and an American style fridge freezer. A uPVC double glazed window overlooks the rear and matching French doors open out onto the rear patio, central heating radiator and wood effect flooring.

On the first floor stairs lead to a spacious galleried landing with a uPVC double glazed window with countryside views to the front, built-in airing cupboard, neutral fitted carpet and doors leading off to the bedrooms and bathroom.

The master bedroom is fitted with a range of built-in wardrobes and has double aspect uPVC double glazed windows to the side and rear, neutral fitted carpet and central heating radiator. The master ensuite is fitted with a double shower, wall mounted wash basin with a touch control shaving mirror and light above and a low flush WC, ceramic tiling to splashback areas, tiled floor, chrome heated towel rail, extractor fan and uPVC double glazed window to the side.

Three further well proportioned bedrooms, two of which have lovely far reaching countryside views and all are fitted with neutral carpets and central heating radiators.

The family bathroom is fitted with a three piece suite comprising low flush WC, wall mounted wash basin and a panelled bath with shower over and shower screen, extensive tiled splashbacks, tiled floor, chrome heated towel rail, extractor fan and uPVC double glazed window to the rear.

Outside the property is located towards the end of a shared private road with green space in front and open fields beyond. The front garden is partly laid to lawn with a low privet hedge boundary on one side. A block paved driveway to the side of the property provides ample off road parking as well as access to the brick built single garage. Gated access opens into a lovely enclosed and private rear garden having been landscaped and laid to lawn with ornamental borders and a paved patio adjacent to the house, behind the garage is a second sheltered paved seating area.

Please note, there is an estate maintenance fee of £250 per annum.

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

**Property construction:** Brick. **Parking:** Garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband type:** ADSL Copper wire - 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 F

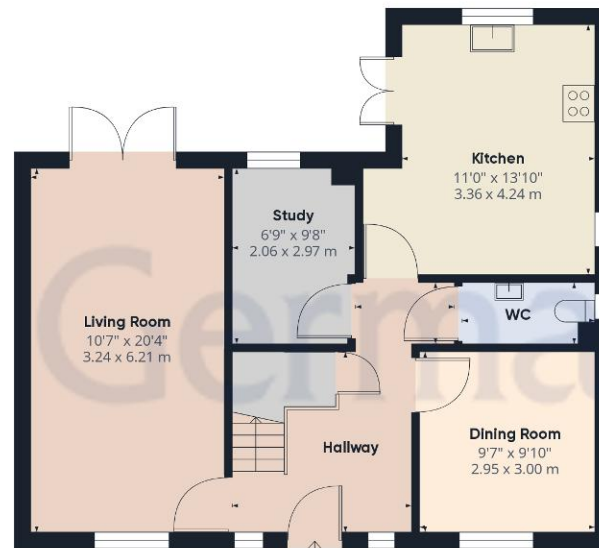
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/03042024

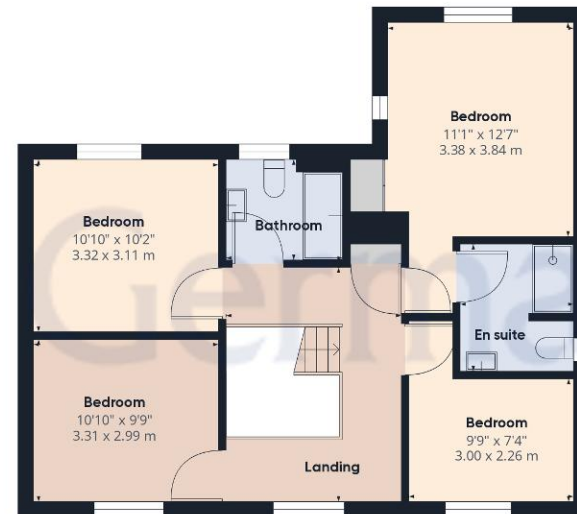
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Ground Floor



Floor 1

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

1350.35 ft<sup>2</sup>

125.45 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.

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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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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