

Main Street

Scropton, Derby, DE65 5PN

John German






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Guide Price £325,000



Offering further potential to modernise or extend (subject to PP) to deliver a bespoke family home enjoying a large garden and village setting. Offered with no upward chain and vacant possession.

The property is set back behind an attractive fore garden and there is a composite entrance door giving access to a hallway with window to side and further door leading directly into the spacious lounge/dining room which has a stone feature fireplace and open hearth.

Off this is an inner hallway with stairs off having useful storage space below and door leading into the kitchen which has a tiled floor and a range of base and wall cupboard together with Zanussi slot in cooker with extractor hood over, worktops and breakfast bar with stainless steel sink, mixer tap, tiled splashback and LPG fired boiler under the units. The kitchen offers excellent potential to further modernise having a glazed door to the rear, leading to a rear hall with door to side and cloakroom WC, together with a separate utility room, again with a range of base and wall cupboards having stainless steel sink, tiled splashbacks, worktops with appliance space under and plumbing for washing machine. All this space could be incorporated into a large kitchen/diner or indeed a further extension, subject to appropriate planning permission.

To the first floor, there is a landing with balustrade, and this gives access to bedroom one at the front which comes with a range of fitted wardrobes, together with double bedroom two and a good sized single bedroom three which has loft access having ladder and boarded.

There is a modern shower room with tiled shower and glazed screen, wash hand basin, chrome heated towel rail and airing cupboard. Adjacent to which is a separate cloakroom with low level WC.

The property is setback from the road behind an attractive front garden having lawns with borders, specimen trees and a patio area flanked by a block paved drive leading to single integral garage.

There is a side pedestrian access to a large rear garden having a covered porchway with patio area, extensive lawns and well stocked decorative borders, complete with hedges and mature trees for privacy. At the rear of the garden, there is a timber summer house, beyond which is a further area of kitchen garden with a greenhouse. There is an LPG tank, outside light and tap.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

(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

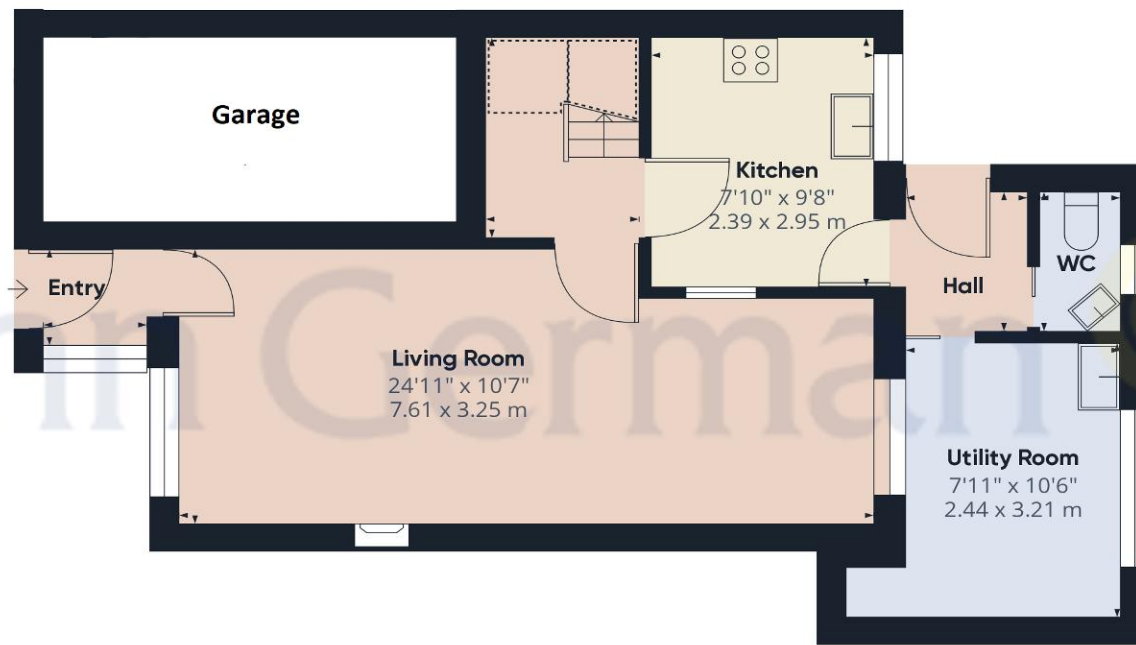
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04072024

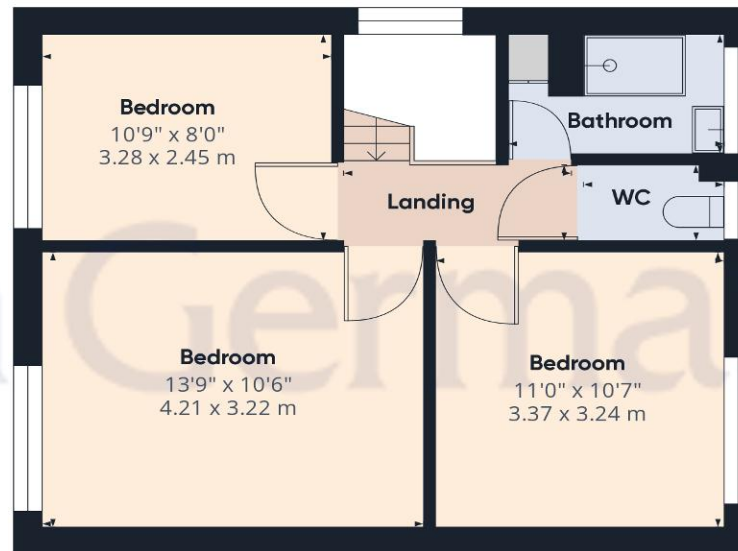
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

954.5 ft²


88.68 m²

Reduced headroom

19.21 ft²

1.78 m²

(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

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.

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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		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G	18 G	



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



