



Chocolate box cottage bursting with character set on a generous plot in the centre of this picturesque village. Located between Derby and Burton the village combines tranquil rural living with excellent transport links.

£340,000

John German

The village of Egginton is located just off the A38 with easy access to the A50 in between the villages of Hilton (6 minutes drive) and Hatton (12 minutes drive) both locations offer a good range of local amenities.

Entrance to the property via a storm porch with a cherry red solid wood entrance door with cast-iron door furniture opening into the beamed entrance hall which opens out to make space for a study area with windows overlooking the front and rear elevations.

The hallway is open plan to the sitting room which could be used as a dining room again with beamed walls and ceiling and featuring a rustic oak staircase rising to the first floor. There is a false door tucked away in the side of the room created as a quirky decorative feature, rustic latch doors lead off to the living room and into the kitchen.

The main living room overlooks the front garden and continues with beamed walls and ceilings whilst a stone fireplace forms the focal point of the room having a quarry tiled hearth and an electric stove effect fireplace.

The kitchen overlooks the rear garden and is fitted with a range of hand built units leaving space for a washing machine with granite worktops, inset sink unit, inset halogen electric hob, pine Welsh dresser, matching wall units, plate racks and a built-in corner bench. (please note that the long dresser is not included in the sale but may be available by separate negotiation). Imitation brick fireplace with a built-in eye level oven. Tiled floor, beamed ceilings and a latch door through to the boot room/store room.

The boot room has a quarry tiled floor, beamed ceiling and stable door to the rear garden.

On the first floor stairs lead to a central landing with doors leading off to two characterful double bedrooms.

The fully tiled bathroom is fitted with a low flush WC, panelled bath with shower attachment over, vanity washbasin with storage beneath, window to the side.

Outside to the front of the property is a block paved front garden, wrought-iron double gated to the side of the property open onto a driveway providing off road parking and access to the garage. Flower beds wrap around the side of the property planted with a colourful display of flowering shrubs. A paved patio leads to an arched gateway that opens into the rear garden which is mainly paved for easy maintenance with decorative archways and flowerbeds.

Agents note: This property is currently not registered with Land Registry

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 D

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

Our Ref: JGA07042025

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Approximate total area⁽¹⁾

977.68 ft²

90.83 m²

Reduced headroom

13.64 ft²

1.27 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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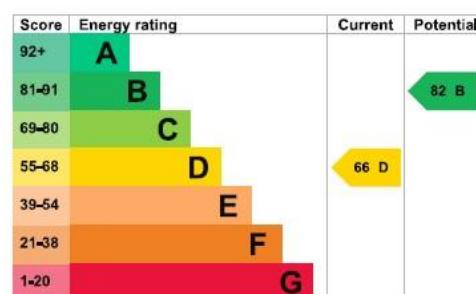
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Agents' Notes
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