

Sledge Wood Cottage

Main Street, Repton, Derby, DE65 6FB

John German



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£230,000

A beautiful cottage, brimming with charm and character, with off road parking to rear. Highlights include lounge with fireplace, character dining kitchen with range and stable door to rear, two good size bedrooms, top floor character bathroom with roll top bath, pretty garden with views, plus uPVC double glazing throughout.



Situated on the edge of Repton, a desirable Derbyshire village location, famous for its school, with three popular pubs, village store, butchers and shop. It is superbly placed for countryside walks and the nearby centres of Derby, Burton-on-Trent and Ashby-de-la-Zouch. This charming cottage is ready for its new owner.

Set behind a pretty front garden with a picket fence and gate opening to a path which leads to the front entrance door. This opens into a lovely lounge with a functioning open fireplace providing the focal point, high ceilings and laminate wood floor. To the right of the chimney breast is a lovely, fitted cupboard providing plenty of storage, and a sash window frames views to front.

At the heart of the house is a lovely character dining kitchen, equipped with a range of shaker style base and eye level units with worktops over, a beam with a Rayburn range providing the centre piece, lovely Belfast sink set right by the sash window, tiled floor and double glazed stable door with views across the rear garden. There is a useful cupboard/pantry and a door to the stairs to the first-floor landing.

The landing gives access to two bedrooms, both of which are doubles with countryside views and character fireplaces. The master bedroom is positioned to the front. The second bedroom is to the rear and has carpeted flooring and a useful storage cupboard.

To the top floor, a superb character bathroom features a suite comprising roll top bath with shower over, close coupled WC and wash hand basin situated by the dormer window with fantastic views across the rear garden to countryside beyond. There is also access to a part boarded loft space.

To the rear, the garden is well kept, featuring a shaped lawn, together with a good-sized block paved seating area/patio. The property also has the significant benefit of a right of way for vehicle access to the rear where there is a five-bar gate leading to a handy parking space. The property also has the advantage a brick outbuilding/shed providing valuable outdoor storage.

Agents note: There is a shared path with neighbours across the rear.

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: Parkingspace to rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 A

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

Our Ref: JGA/27062025

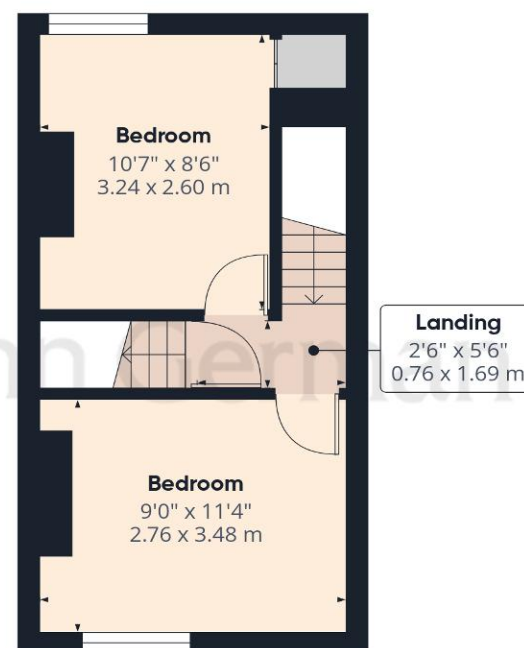
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

554 ft²

51.5 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		



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