

Bakeacre Lane  
Findern, Derby, DE65 6BH

John German







## Bakeacre Lane

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Offers in Excess of £300,000

Charming barn conversion full of character featuring exposed beams, period style radiators and latch doors, exposed brick archway and the original arched opening converted into windows. Beautifully presented throughout with spacious light filled rooms.

The property is well placed for access to local amenities, road links with the A38 and A50. An internal viewing comes highly advised.

Entrance to the property is via a welcoming entrance lobby with an arched entrance door, built-in bench seating, period style radiator, ceiling beam and skylight. Tiled flooring runs through into the open plan dining room with a vaulted ceiling with exposed beam, larch door to the lounge and exposed brick archway through to the breakfast kitchen.

The kitchen is fitted with a range of matching range of base units, a central island unit, five ring gas hob, integrated oven, integrated dishwasher, plumbing for a washing machine, space for fridge/freezer, radiator, original partially exposed ceiling "A" frame, tiled flooring, two double glazed arched windows overlooking the garden and a ceiling skylight.

The lounge has two arched double glazed windows overlooking the garden, a period style radiator, exposed brick fireplace with electric stove, tartan carpet in neutral shades to match the feature wall and a larch door through to the remaining ground accommodation.

The inner hallway has stairs rising to the first floor with contemporary chrome spindles and a large built-in under stairs storage cupboard. There is also a large doaks cupboard with a window and potential to convert to a ground floor WC.

Completing the ground floor accommodation is a large double bedroom with a double glazed window and fitted carpet and a period style radiator.

On the first floor stairs lead to a first floor landing with panelled effect to half wall height and a double glazed window. Doors lead off to the bedroom and shower room.

The shower room is fitted with a three piece luxury suite comprising walk-in double shower with PVC panelling, drench shower head, body jets and hand shower attachment, pedestal wash basin and low flush WC, tiled floor, opaque double glazed window and a period style radiator.

The second double bedroom is also a really good sized with a double glazed window, radiator, fitted carpet and a range of fitted bedroom furniture comprising fitted wardrobes and a dressing table.

Outside the garden sits to the front of the property fully enclosed with gated access. The garden has been landscaped with a well kept lawn, ornamental border, Indian stone paving, decking and a Pergola. The single garage is located at the entrance to the development with a large parking area with off road parking for at least three vehicles.

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

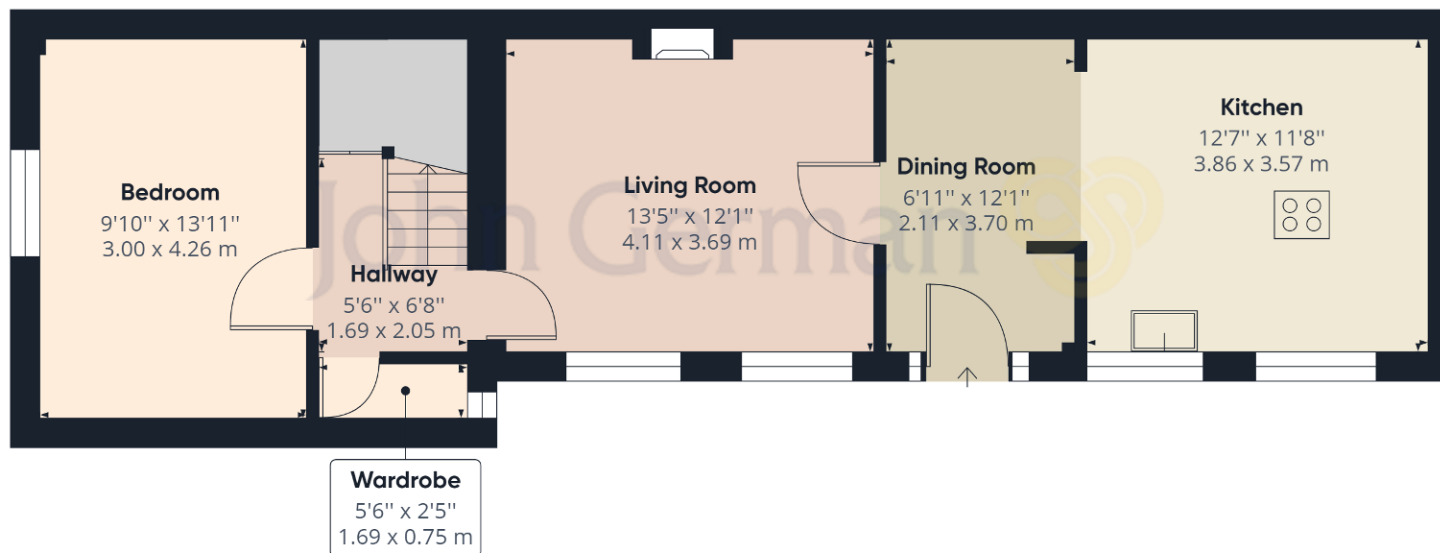
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/23102023 **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D



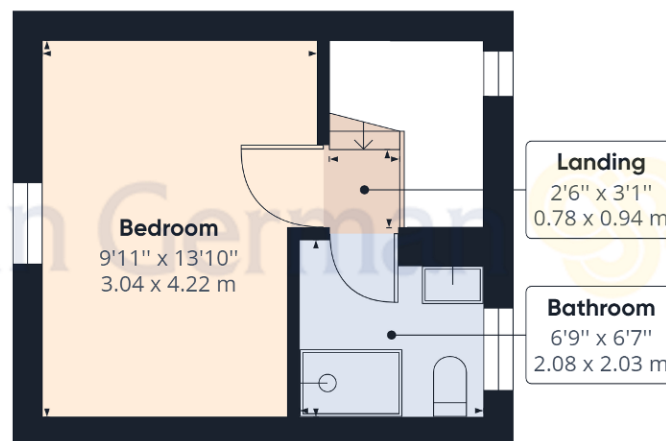




Ground Floor

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

797.77 ft<sup>2</sup>  
74.11 m<sup>2</sup>



Floor 1

(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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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