



55 Doles Lane, Findern, Derby, DE65 6BA

£380,000



Situated in the heart of the popular south Derbyshire village of Findern, is this beautifully presented three bedroom, two bathroom cottage occupying a highly impressive garden plot also with potential annex, summerhouse and delightful gardens.



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DIRECTIONS

Leave Derby city centre via the A38 and leave the road at the Littleover turning. At the island proceed straight over at the Findern turning and proceed into Findern along Burton road which becomes Doles Lane. Continue along Doles Lane, towards the centre of the village, where the property is situated on the right hand side clearly identified by our For Sale board.

The charming property has been fitted with new carpets and decorated throughout and benefits from gas central heating and double glazed windows (the front and side replaced 2022). The accommodation in brief comprises: entrance porch which leads to a through lounge/dining area with beamed ceiling, a fitted kitchen with integrated appliances and staircase leading to the first floor, a utility room leads into an extended ground floor bedroom with en-suite wet room. To the first floor a spacious landing with storage leads into two double bedrooms and a bathroom with Victorian style claw foot bath.

A particular feature of the property is the professionally landscaped gardens to the side and rear, which have been laid for ease of maintenance to include a range of well stocked borders and access to a delightful summerhouse with shed behind. To the front elevation an electric gate opens to reveal a block paved driveway providing plentiful off road parking with pretty planted side borders. There is also a gravelled hard standing area to the front providing further parking.

The property has the benefit of having a new insulated flat roof on the back which has 160mm thermal power board insulation, a high performance three layer polyester system that will last in excess of 40 years. It has a manufacturer guarantee of twenty five years and paperwork can be provided.

The property is situated within the popular south-Derbyshire village of Findern which boasts a local primary school, village green, local shop, Post Office and church, just three minutes from Mercia marina with great canal walks, shops, restaurants, cafes and boat trips, there is also a great garden centre in Findern with restaurant.

Findern is extremely well positioned for the A38, A50 Toyota and the city of Derby.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALLWAY

With quality tiled floor, double glazed window to the side elevation, radiator and open plan access to:

LOUNGE/DINING AREA

25'1" x 12'7" (7.65m x 3.84m)

This long open plan room comprises:

DINING AREA

Beautifully presented with exposed beams to ceiling, UPVC double glazed window wood grain effect double glazed windows to the front elevation, double radiator, feature fireplace with coal effect gas fire set within a decorative surround, tiled back plate and hearth.

LOUNGE AREA

With exposed beam to the ceiling, feature fireplace with coal effect gas stove set within a brick fireplace with wooden mantel over, double radiator, TV point and two Upvc wood grain effect double glazed windows to side elevation.

KITCHEN

15'9" x 9'6" (4.80m x 2.90m)

An archway leads from the lounge/dining area to the kitchen. The kitchen is accessed through a stable door to the side elevation and has a range of quality worksurfacings, preparation areas, wall and base cupboards, freestanding cooking range with extractor over, double bowl sink with drainer beneath a double glazed window taking in views of the rear garden, integrated dishwasher, integrated fridge, ceiling spotlights, quality tiled floor with complementary tiled walls, electric underfloor heating, double gas central heating radiator, open display shelving and staircase leading to the first floor. Step up to:

UTILITY ROOM

10' x 5' (3.05m x 1.52m)

A particularly useful room with a range of worksurface and preparation areas, wall and base cupboards, sink unit, space for a freestanding fridge/freezer, space for a washing machine space for a tumble dryer, underfloor heating, Velux style window making the room particularly bright and airy, and access through to:

GROUND FLOOR BEDROOM THREE

10'2" x 7'6" (3.10m x 2.29m)

With door leading to the rear elevation, double glazed window, double radiator, telephone point and bi-folding door leading to:

WET ROOM

With low level WC, pedestal wash hand basin, shower, complementary tiled walls and floor, underfloor heating, window to side elevation and extractor fan.

FIRST FLOOR SPACIOUS LANDING

With double glazed window to side elevation and useful storage cupboards enclosing a wall mounted boiler providing domestic hot water and central heating.



BEDROOM ONE

12'10" x 11'10" (3.91m x 3.61m)

With UPVC wood grain double glazed window to the front elevation, row of fitted wardrobes providing storage and radiator.

BEDROOM TWO

12'8" x 11'2" (3.86m x 3.40m)

A second double bedroom with twin chimney breast recess suitable for wardrobes, front facing UPVC wood grain effect double glazed window, media connection, radiator.

BATHROOM

8'3" x 6' (2.51m x 1.83m)

With a low level WC, pedestal wash hand basin, Victorian style claw foot bath with central mixer tap, heated towel rail, complementary tiling to both the walls and floor, and frosted double glazed window to the rear.

OUTSIDE

An electric gate opens to reveal the front elevation which benefits from a block paved driveway with car standing for several vehicles, raised, well stocked gardens to either side and block paved pathway/drive continuing to the

side of the house. Also found to the front, outside of the gates, is a gravelled hard standing area suitable for further off road parking.

GARDEN

A particular feature of this property is the professionally landscaped gardens which can be found to the front, side and rear. The secluded gardens have been arranged to include a range of well stocked borders, patio areas, plentiful electrical points and an integrated wooden shed. There is also a new BBQ area with Astro turf which is LED lit with a sun sail. There is access to a:

WOODEN SUMMERHOUSE/LODGE CABIN

Which has bi-fold double glazed doors opening to reveal a brilliant space with power and light ideal for home working.

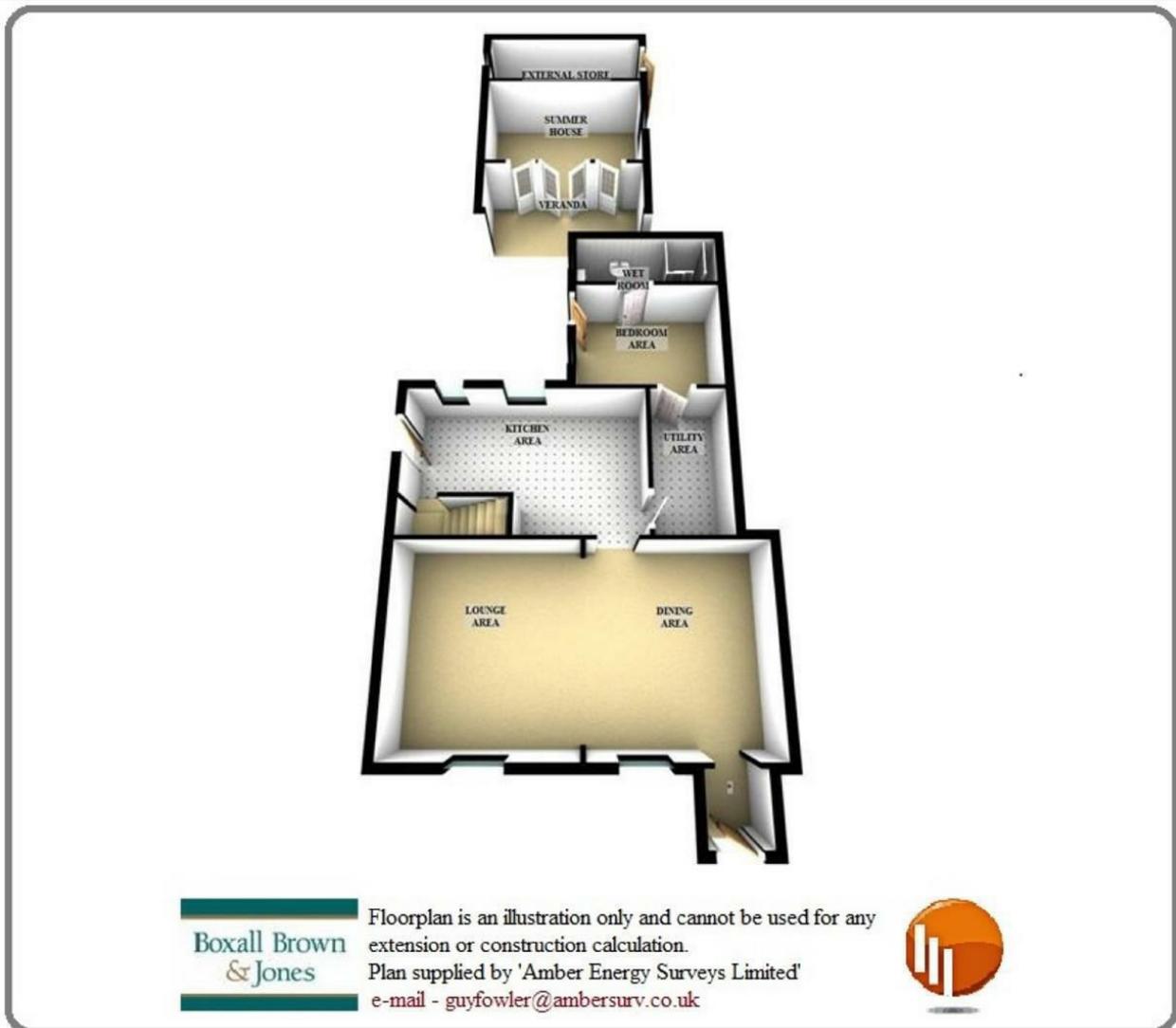
PLEASE NOTE:

The vendor has informed Boxall Brown and Jones that plans have been prepared to build a two storey extension to the house. Although the planning has now expired, further details on this can be obtained from the vendor direct or the offices of Boxall Brown and Jones.





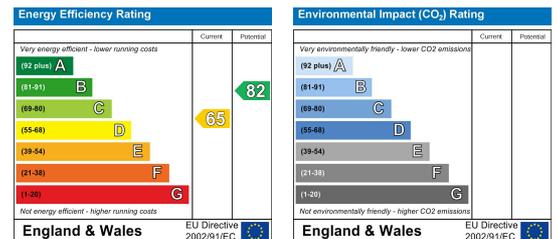
Road Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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