

London Road,  
Shardlow, Derbyshire  
DE72 2GR

**£265,000 Freehold**



CHAINFREE PROPERTY LOCATED IN THE POPULAR VILLAGE OF SHARDLOW. THIS LOVELY HOME HAS BEEN RECENTLY IMPROVED THROUGHOUT IN PREPARATION FOR SALE.

This is a period mid terraced property that offers spacious accommodation spread over three floors. A new combination central heating boiler has been installed as well as new UPVC double glazed windows and a new composite entrance door. In addition, the property has been fully re-wired, a new electricity consumer unit has been fitted and a new electric hob in the kitchen. The property also benefits from being painted and new flooring throughout.

This property would suit a variety of buyers and we strongly recommend viewings to truly appreciate this wonderful property.

To the ground floor, there are two good sized reception rooms, kitchen, utility, w.c and rear porch. The second floor has two bedrooms and a bathroom. There is a loft room with power, radiator and skylight windows.

To the front, there is off road parking for one vehicle and open countryside views. The rear garden is really impressive, it is approximately 173ft in length, is south facing and opens up to an additional lawned area. The garden is nice and private and is definitely a key selling point to this property.

Shardlow is a lovely village which provides schools for younger children, there are several local pubs and restaurants, a local shop, with further shopping facilities and schools for older children can be found in Castle Donington, Borrowash, Long Eaton, at Pride Park and Derby, there are healthcare and sports facilities within easy reach, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, A50 and the A42, East Midlands Airport is only a short drive away as is East Midlands Parkway station and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Composite door to the front with obscure decorative light panels within leading to:

#### Living Room

12'5" max x 11'2" approx (3.79m max x 3.42m approx)  
UPVC double glazed window to the front, radiator, grey wood effect laminate flooring, cupboard housing the electric consumer unit. Timber door with obscure decorative panels to:

#### Dining Room

15'3" x 12'4" max (4.67m x 3.77m max)  
Open staircase leading to the first floor, UPVC double glazed window to the rear, radiator, access to:

#### Kitchen

10'0" x 6'11" approx (3.05m x 2.11m approx)  
UPVC double glazed window to the side, Shaker style wall, base and drawer units with black laminate work surface over, tiled splashback, inset 1¼ bowl composite sink and drainer, brand new inset Lamona electric hob, with a Neff stainless steel extractor over with downlights either side, inset Neff electric oven, radiator, grey wood effect vinyl flooring and a door to:

#### Rear Porch

8'3" x 5'2" approx (2.54m x 1.6m approx)  
Obscure UPVC double glazed window to the side, UPVC double glazed window to the rear, half glazed UPVC door to the rear, grey wood effect vinyl flooring.

#### Utility

6'11" x 4'2" approx (2.13m x 1.29m approx)  
Obscure UPVC double glazed window to the side, space for a tall fridge freezer, laminate work surface, plumbing and space for a washing machine and dishwasher, grey wood effect vinyl flooring, door to:

#### Cloaks/w.c.

7'1" x 2'5" approx (2.16m x 0.75m approx)  
Obscure UPVC double glazed window to the rear, two piece white suite comprising of a low flush w.c., pedestal wash hand basin with tiled splashback, grey wood effect vinyl flooring, heated towel rail.

#### First Floor Landing

Stairs to the second floor, door to:

#### Bedroom 1

8'0" x 12'4" approx (2.46m x 3.78m approx)  
UPVC double glazed window to the front with views over the open countryside, radiator and an understairs storage cupboard with light and shelves.

#### Further Landing Area

Radiator and door to:

#### Bedroom 2

9'2" max x 12'0" approx (2.81m max x 3.67m approx)  
UPVC double glazed window to the rear and a radiator.

#### Bathroom

6'11" max x 9'10" max (2.11m max x 3.01m max)  
Obscure UPVC double glazed window to the rear, three piece suite comprising of a bath with central chrome taps and electric shower over, low flush w.c., pedestal wash hand basin, tiled splashback, radiator, airing/storage cupboard housing the wall mounted Glow Worm boiler.

#### Second Floor

#### Loft Room

14'2" max x 12'5" approx (4.32m max x 3.81m approx)  
Two double glazed sky light windows to the rear, shelving into the eaves, storage cupboard into the eaves, radiator and power points.

#### Outside

There is off road parking to the front of the property for one vehicle.

To the rear there is a lovely garden measuring approx 53m (173ft) long and has a paved patio area, wooden fencing to the boundaries, shaped lawn with well stocked borders of shrubs and trees and a feature arch opens to the wider part of the garden where there is an additional lawned garden and storage shed. The garden benefits from being South-West facing.

#### Directions

Drive into Shardlow on London Road and the property can be found on the left hand side as identified by our for sale board. 8758AMMH

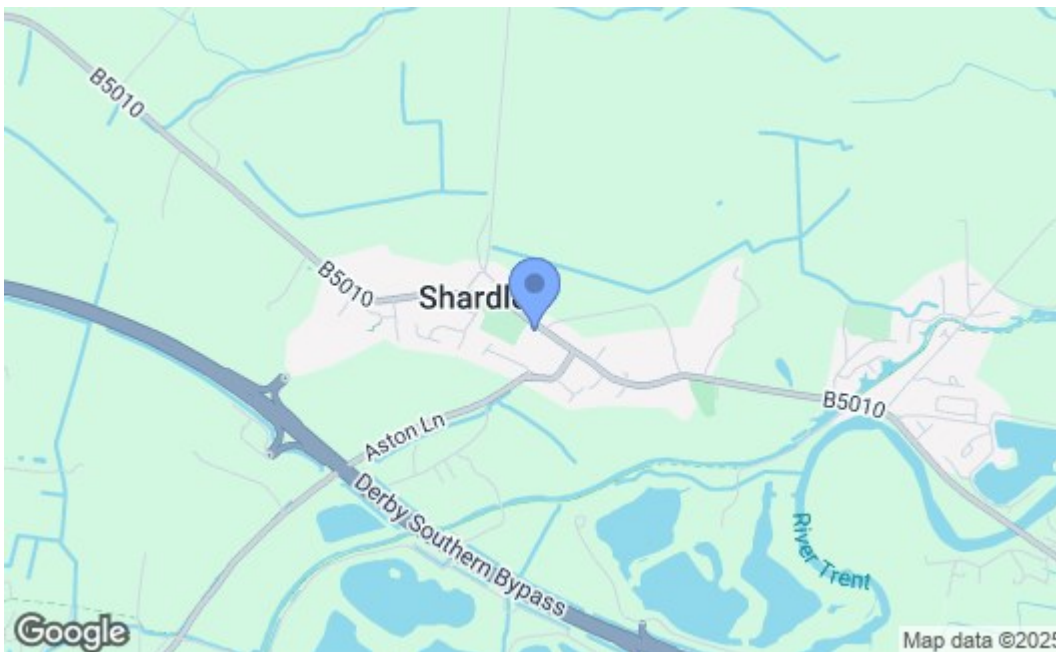
#### Council Tax

Derbyshire Council Band B

#### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 18mbps Superfast 62mbps  
Phone Signal – 02, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.