



Long Row,  
Shardlow, Derbyshire  
DE72 2HE

**£185,000 Freehold**

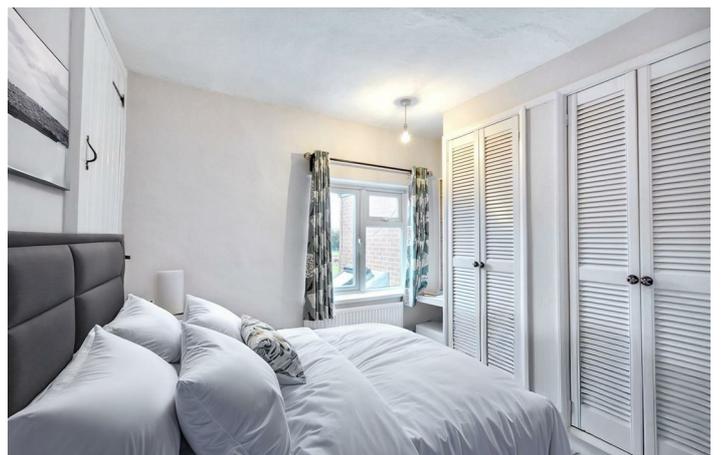


THIS IS A QUAIN MID COTTAGE STYLE PROEPRTY SITUATED IN THIS SEMI RURAL LOCATION WHICH IS WELL LOCATED FOR QUICK ACCESS TO THE MOTORWAY NETWORK AND OTHER EXCELLENT TRANSPORT LINKS.

This mid cottage property provides a lovely home which will suit a first time buyer or someone who might be downsizing from a larger property and wants to live in a semi rural location which is well placed for easy access to the M1 and other motorway links and is only a short drive away from the amenities and facilities provided by Castle Donington, Long Eaton and the outskirts of Derby. The property is being sold with the benefit of NO UPWARD CHAIN and to see the size of the two double bedroom accommodation included, we recommend that interested parties take a full inspection so they can see the whole property for themselves. There is a garden area at the front and off road parking for up to two smaller vehicles.

The property is constructed of brick under a pitched tiled roof to the main property and the accommodation included derives the benefits of having gas central heating and double glazing. The house is entered through the main entrance door at the front and there is an open plan living space with the lounge/sitting area being at the front and the dining kitchen being towards the rear and this has ranges of wall and base units and integrated cooking appliances. There is a rear hallway/utility area with a door leading out to a path which runs along the rear of the cottages on Long Row and there is a rear hall which has stairs leading to the first floor and a door to the ground floor bathroom which has a white suite complete with a shower over the bath. To the first floor the landing leads to the two double bedrooms with the bedroom at the rear having ranges of built-in wardrobes. Outside there is a patio/seating area in front of the cottage with steps leading to a path which takes you to the picket gate and off road parking area, there is a lawn with natural screening to the left hand side and a low level fence to the left hand boundary.

Shardlow is well placed for easy access to the shops provided by Castle Donington where there is a Co-op store and recently built Aldi, Long Eaton is only a few minutes drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are several local pubs in Shardlow, two of which are only a couple of minutes walk away from the cottage, there are walks in the surrounding open countryside and the excellent transport links include J24 of the M1 with links to the A42 and A50, East Midlands Airport is within easy reach, there are stations at East Midlands Parkway, Derby and Long Eaton and various main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Half Georgian double glazed front door with an outside light leading to:

### Lounge

11'5 x 10'6 approx (3.48m x 3.20m approx)

The lounge is positioned at the front of the house and it is open plan to the dining kitchen area and there is a double glazed window to the front, feature cast iron fireplace with a tiled inset and quarry tiled hearth, double cupboard which houses the gas meter to one side of the chimney breast with a shelf above and an arch to the other side, beams to the ceiling, radiator and laminate flooring which extends through into the dining kitchen and the electricity meter and electric consumer unit are housed in a double cupboard above the front door.

### Dining Kitchen

14'5 to 10'3 x 8'8 approx (4.39m to 3.12m x 2.64m approx)

The kitchen has cream painted units and includes a stainless steel sink with a mixer tap and four ring gas hob set in a work surface with cupboards, drawers and oven below, matching eye level wall cupboards, tiling to the walls by the work surface areas, radiator, beams to the ceiling, laminate flooring, understairs storage cupboard providing cloaks hanging and shelving, radiator, space for an upright fridge/freezer, roof window in this part of the kitchen and an extractor fan.

### Utility Area/Rear Hall

5'2 x 4'3 approx (1.57m x 1.30m approx)

Having a half opaque double glazed door leading out to the path which runs across the rear of the properties on Long Row, wall mounted boiler, plumbing and space for an automatic washing machine and tumble dryer, tiled flooring and an opaque glazed internal window.

### Rear Hall

Stairs to the first floor and door leading to:

### Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails and a mains flow shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin and a low flush w.c., tiling to the walls by the sink and w.c. areas, radiator with a rail over, glass shelf and mirror to the wall above the sink and an opaque double glazed eye level window.

### First Floor Landing

There are wood panelled doors from the landing leading to the two bedrooms.

### Bedroom 1

11'6 x 10'6 approx (3.51m x 3.20m approx)

Double glazed window to the front, radiator, feature cast iron fireplace set in the chimney breast.

### Bedroom 2

9'6 x 8'9 max (2.90m x 2.67m max)

Double glazed window to the rear, range of built-in wardrobes providing shelving and hanging space with fitted shelving to one side, built-in storage cupboard having shelving and hanging space and a radiator.

### Outside

At the front of the property there is a private slabbed patio/seating area with a low level wall to the sides and there is a step leading to a path which takes you to the gate, there is a lawn with natural screening to the left hand side and a low level fence to the right and the gate from the garden leads to the off road parking area which belongs to the property and this could provide off road parking for up to two smaller vehicles.

At the rear of the property there is a pathway which runs along the back of the cottages on Long Row.

### Directions

Proceed out of Long Eaton along Tamworth Road and continue through Sawley to the traffic island taking the 5th exit sign posted to Shardlow. Continue over the bridge through the traffic lights turning right into Wilne Lane. Once over the hump back bridge take the second left into Long Row.

8494AMMP

### Council Tax

South Derbyshire Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 52mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

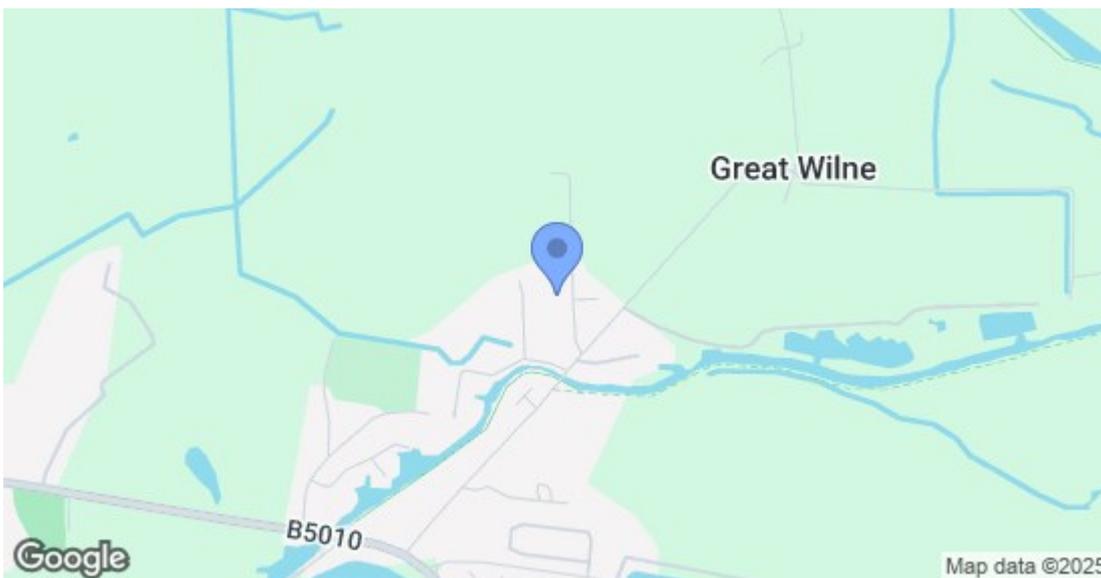
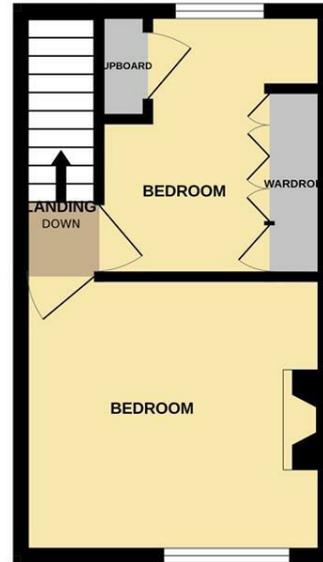
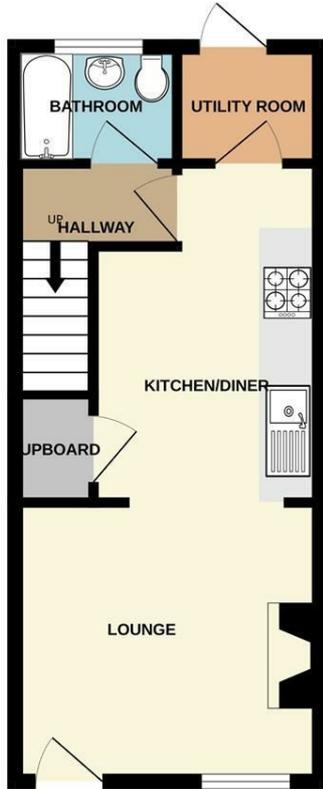
Other Material Issues – No

### Agents Notes

All images have been used on this property



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		63	
(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.