Robert Ellis

look no further. . .

Flake Lane

Stanton-By-Dale, Derbyshire DE7 4QD

A THREE BEDROOM SEMI DETACHED HOUSE.

£295,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED CLOSE TO THE HEART OF STANTON BY DALE.

With accommodation over two floors, the ground floor comprises rear hallway, living room, kitchen and pantry. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property also benefits from double glazing, off-street parking to the front and generous garden space to the rear.

The property sits within the heart of this popular Derbyshire village location, offering easy access to an array of countryside walks. There are two well used public houses within the village and has a very much close-knit community feel.

For those needing to commute and for other day to day amenities, there is easy access to good road networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout. There is access to good schooling within the nearby towns of Stapleford, Sandiacre and Long Eaton. For day to day shopping and amenities, an array of national and independent shops can be found within Ilkeston, Stapleford or Long Eaton, all just a short distance away.

Although requiring a degree of modernisation and a gardener's touch to the rear, due to the location and amount of potential we believe that the property is well worth an internal viewing.

KITCHEN
15'2" x 13'8" (4.63 x 4.17)
uPVC panel and double glazed entrance door from the front, hardwood double glazed window to the side (with fitted roller blind), fitted base storage cupboards with tiled work surfaces incorporating inset single sink and draining board, plumbing for washing machine, space for table and chairs, space for freestanding fridge and cooker, electric Dimplex storage heater, door to rear hallway and door to pantry.

PANTRY
4'9" x 2'11" (1.46 x 0.91)
With fixed shelving and wall mounted electricity meter. Subject to permissions and approvals, has the potential to extend into the kitchen or install a ground floor WC.

REAR HALLWAY
9'11" x 4'3" (3.03 x 1.31)
Panel and glazed exit door to garden, turning staircase rising to the first floor, hardwood framed window to the rear, useful storage cupboard with shelving, coat pegs and door to lounge.

LIVING ROOM
19'9" x 13'1" (6.04 x 4.00)
A dual aspect room with double glazed windows to the front and rear, two Dimplex storage heaters, serving hatch to the kitchen.

FIRST FLOOR LANDING
Doors to all bedrooms, bathroom and separate WC, airing cupboard housing hot water cylinder with shelving above, loft access point. Hardwood framed double glazed window to the side.

BEDROOM ONE
13'1" x 10'5" (4.00 x 3.18)
uPVC double glazed window to the rear (overlooking the rear garden and paddock field beyond), Dimplex storage heater.

BEDROOM TWO
12'11" x 9'10" (3.96 x 3.02)
Double glazed window to the front, exposed floorboards and Dimplex heater.

BEDROOM THREE
10'6" x 9'11" (3.22 x 3.03)
Hardwood framed double glazed window to the rear.

BATHROOM
6'8" x 5'11" (2.05 x 1.81)
Two piece suite comprising panel bath, Triton electric shower over and tiled splashbacks, wash hand basin. Hardwood framed double glazed window to the front and wall mounted heated fan.

SEPARATE WC
5'11" x 2'11" (1.81 x 0.90)
Housing a low flush WC, hardwood double glazed window to the side and exposed floorboards.

OUTSIDE
To the front of the property there is vehicle hard standing, space for off-street parking which could be extended further to create further parking if required, planted front garden housing a variety of bushes and shrubbery, paved pathway providing access to the front entrance door.

REAR GARDEN
The garden expands to a good depth, although currently quite overgrown offering initial paved patio area leading onto a lawn section with an array of planted borders housing a variety of specimen bushes and shrubbery. Within the garden there is a timber storage shed and pedestrian access leading back around to the front.

DIRECTIONAL NOTE
Enter the village by Derby Road Sandiacre onto Bostocks Lane Risley. Continuing around the bend onto School Lane towards the village centre via Main Street. From Main Street take a left turn onto Pepper Lane which in turn becomes Flake Lane and the property can then be found along the back row identified by our For Sale board.

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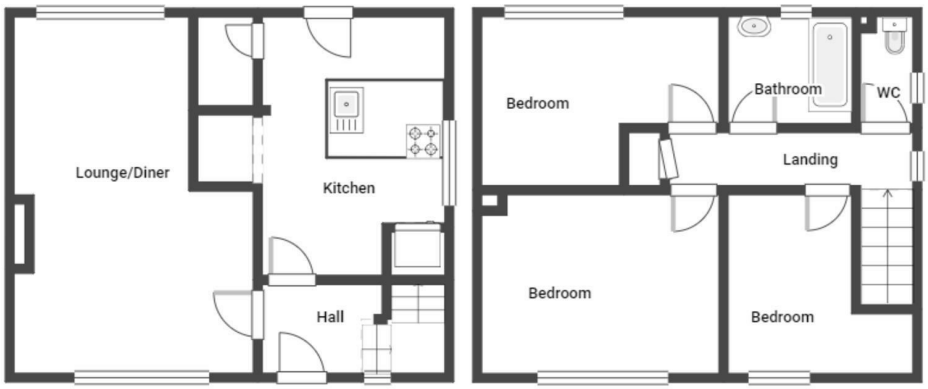

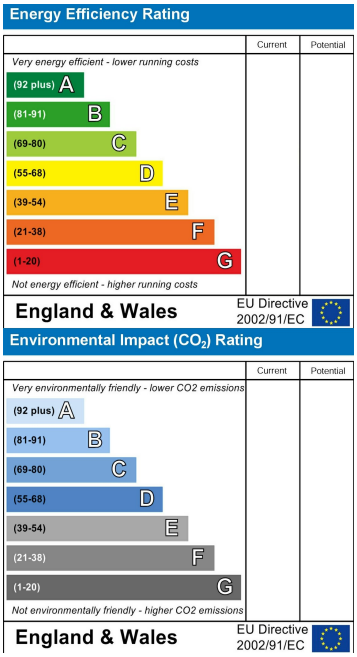

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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