



**Pepper Lane**  
**Stanton-By-Dale, Ilkeston DE7 4QB**

A CHARMING, ONE DOUBLE BEDROOM  
END TERRACED COTTAGE, SITUATED IN A  
PICTURESQUE DERBYSHIRE VILLAGE

**Offers Over £175,000 Freehold**



A CHARMING, ONE DOUBLE BEDROOM END TERRACED COTTAGE, SITUATED IN A PICTURESQUE DERBYSHIRE VILLAGE.

This period property comes to the market in ready to move into condition and has been sympathetically modernised and improved by the current home owners. Features include gas fired central heating served from a modern combination boiler, some new double glazing and modern kitchen and bathroom.

Hidden away, just off Pepper Lane, in the heart of Stanton by Dale, a much sought after village, with two traditional public houses, as well as tea rooms and a great community feel and great for those who enjoy the outdoors, as rolling countryside and many walks are on the doorstep. Far from being isolated, the village lies between the cities of Nottingham and Derby and is less than ten minutes drive from the A52 and junction 25 of the M1 Motorway.

The accommodation comprises a living room and fitted kitchen to the ground floor, whilst to the first floor is a double bedroom with walk-in closet and contemporary shower room/w.c. There is an enclosed courtyard style garden and a generous brick outbuilding offering over 10 sq.m., of internal space as well as a partial mezzanine floor/loft which could offer useful workshop or studio space.

This property offers a great first home or a pied-à-terre for those looking to downsize. Due to the popularity of Stanton by Dale, we strongly recommend an early internal viewing to avoid disappointment.



## LIVING ROOM

15'4" x 11'6" (4.68 x 3.53)

Windows to the front and rear, entrance door from courtyard, radiator, stairs to the first floor and door to kitchen.

## KITCHEN

7'4" x 4'5" (2.26 x 1.37)

Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor. Appliance space.

## FIRST FLOOR LANDING

Doors to bedroom and shower room.

## BEDROOM

11'2" x 8'6" (3.41 x 2.6)

Walk-in closet, radiator and double glazed windows.

## SHOWER ROOM

6'6" x 3'4" (2 x 1.02)

Incorporating a modern and contemporary three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle with electric shower. Double glazed roof lights.

## OUTSIDE

To the front of the property is a small open plan area laid to ornamental and slate bed. There is an enclosed courtyard style garden which gives access to the outbuilding.

## OUTBUILDING/UTILITY

12'5" x 8'11" (3.8 x 2.73)

Of brick construction with pitched tiled roof and partial loft/mezzanine storage. Light and power, plumbing for washing machine, space for tumble dryer and full height fridge/freezer. Potential for conversion into home office/studio etc. (subject to the necessary permissions etc..)

## DIRECTIONAL NOTE

From the A52/junction 25 of the M1 Motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads, continue straight on towards Stanton by Dale. Upon entering the village and at the 'T' junction turn left onto Main Street, bearing right at the triangle into the continuation of Main Street, where Pepper Lane can be found on the left hand side shortly before the Stanhope Arms public house.

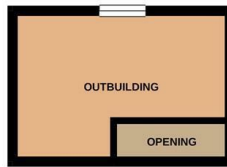
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GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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