

Fishpond Lane

Egginton, Derby, DE65 6HJ

John German







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Guide price £450,000

A beautiful barn conversion in a peaceful and charming village location with the flexible layout. Highlights including impressive refitted kitchen diner, four reception rooms including lovely garden room, three bathrooms, three bedrooms, attractive garden and detached double garage.

This lovely barn conversion enjoys a superb peaceful position in the quiet village of Egginton with countryside walks on the doorstep. Ideally placed for the A38 providing excellent transport links to the nearby centres of Derby, Nottingham, Burton-on-Trent, Lichfield and beyond.

The barn features a flexible layout offering a lovely blend of character combined with modern creature comforts. A large canopy porch has two pillars and a front entrance door opening into a good sized reception hallway with beams to ceiling, tiled floor through, staircase off to the first floor and doors leading off.

The kitchen diner is certainly a highlight of this property occupying the full width of the property with a comprehensive range of base, drawer and eye level units and integrated appliances including a double oven, fridge, dishwasher, gas hob and extractor hood with tiled splashbacks. Tiled floor runs underfoot and into the generous dining area that has plenty of space for a table and chairs.

Off the reception hall is also a ground floor bathroom with bath, vanity wash hand basin and WC.

There is also a useful utility room with built in storage, fitted cupboards, space for further appliances and also a perfect space to store coats and shoes.

There are four reception rooms on the ground floor beginning with the dining room with a window framing views to front. Double doors opening through into a good sized lounge that has a fire surround with living flame gas fire provides a focal point and two large picture windows framing views through the canopy porch to the front. A door off the lounge leads to a music room/home office that overlooks the front. A further door leads to a superb garden room with a high ceiling plus a window and door opening out to the garden. Off this room there is a ground floor wet room style shower room with shower, pedestal wash hand basin and WC.

To the first floor, the landing has doors leading off to three bedrooms. The master is a particularly spacious double with fitted wardrobes providing plenty of storage across one wall and a skylight. Bedroom two is also a double with a skylight while bedroom three offers an ideal single bedroom, also with a skylight. The three bedrooms all share the main family bathroom comprising bath with shower and shower screen, WC and glass circular wash hand basin.

The pleasant rear garden enjoys a reasonable degree of privacy and is laid mainly to lawn with mature planted beds and display areas, ready to burst into life in the spring. There are two side entrance gates. At the rear there is vehicular access shared by three neighbouring barns leading to a good sized detached double garage with an up and over front entrance door and a useful side door to garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

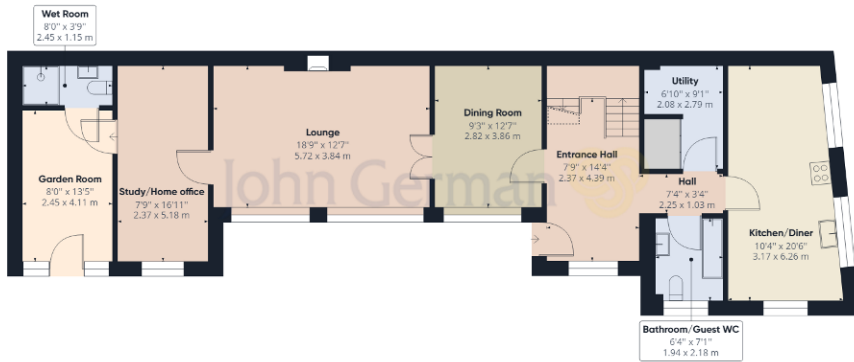
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/27012023

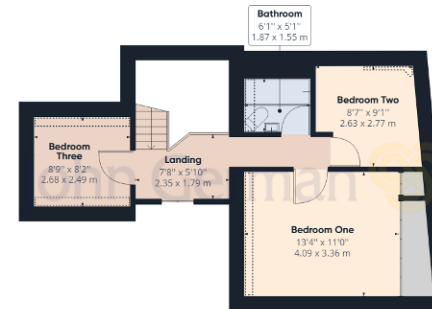
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E



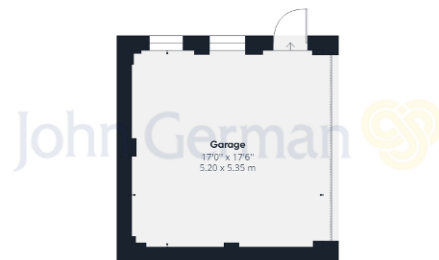




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1825.73 ft²


169.62 m²

Reduced headroom

34.60 ft²

3.21 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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