

Longlands

Repton, Derby, DE65 6GB

John German





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Guide Price £465,000

Offered to market with no upward chain, this spacious family home enjoys a superb plot at the end of a private driveway on this modern development in the ever popular village of Repton.

This spacious property enjoys an excellent plot at the end of a private driveway with adjacent green space. Located in the ever popular South Derbyshire village of Repton that offers an excellent range of amenities, including a post office, butchers, convenience store, beautiful church, active village hall, dentist popular public inns and eateries. It is also well known for its public school alongside is St Wystans Primary School. It is well placed for for the nearby A50 and A38 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

The front entrance door opens to the hallway where stairs rise to the first floor and doors lead to the two reception rooms, dining kitchen and guest's cloakroom/WC.

The lounge is the main reception space enjoying a triple aspect that floods natural light into the room including patio doors out to the rear garden.

The second reception room presents potential for a variety of uses including a formal dining room, office, playroom or snug. This enjoys dual aspect front and side windows looking out over the adjacent green space.

At the rear of the property, the kitchen hosts a comprehensive range of high gloss base and eye storage units, with complementary work surfaces over and integrated oven, hob, overhead extractor and fridge/freezer, with further undercounter appliance space for a washing machine and dishwasher. There is ample space for a dining table, and patio doors which open to the rear.

Upstairs, the property has a landing with doors off the four well proportioned bedrooms. Three of the four are comfortable doubles, with the fourth offering a good single – that could also be utilised as a study/office if required.

Bedroom one features extensive integrated storage and benefits from its own en suite with a three piece suite and contrasting tiling.

The remaining bedrooms are serviced by the family bathroom with modern two tone tiling and white suite comprising panelled bath with shower over, low level WC and a wall hung hand wash basin.

Externally, the landscaped rear garden features both a patio and tiered lawn with a combination of both wall and fenced boundaries.

There is gated access to the block paved driveway providing parking giving access to the garage having an up and over door to the front.

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

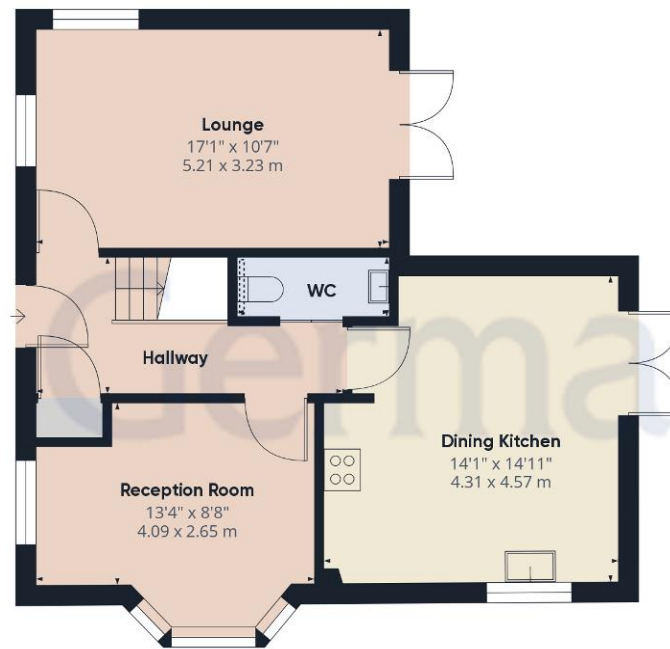
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23022024

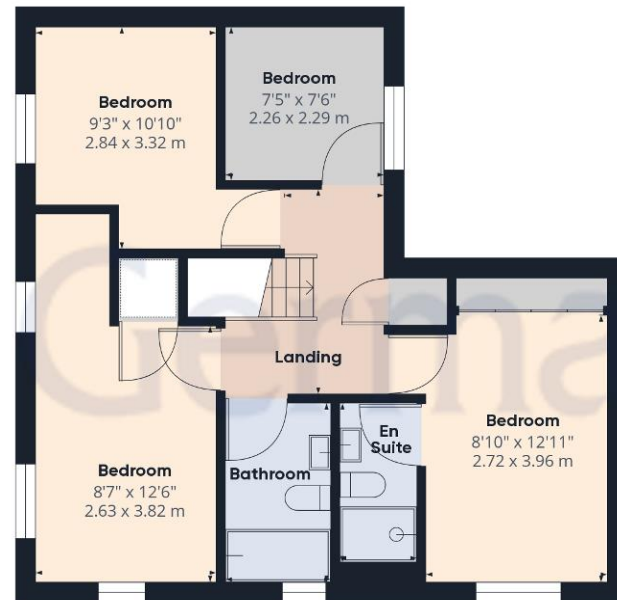
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1189.54 ft²

110.51 m²

Reduced headroom

0.94 ft²

0.09 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

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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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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