

Monsom Lane

Repton, Derby, DE65 6FX



A superb extended semi detached bungalow with fantastic views across fields to rear in a prestigious village location, standing on a lovely plot with established gardens.

£287,500



John German

The front entrance door opens into the hallway which in turns has doors leading off. There is a superb open plan extended living/dining room with a fire surround providing the focal point together with wide patio doors opening out to the rear garden, framing views beyond. Off this space there is an extended fitted kitchen equipped with a range of base and eye level units with worksurfaces over, integrated double oven, hob and extractor hood, space for further appliances, breakfast bar, window to side and a door opening out to rear garden.

There are two good size bedrooms with the master bedroom benefitting from fitted wardrobes across one wall. The bathroom is fitted with a suite comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls and radiator.

The rear garden offers a lovely outdoor space, generous in its proportions, laid to lawn with well established borders together with a timber shed and a fantastic aspect over fields to rear.

At the front of the property is a block paved driveway and lawned garden with borders. There is shared access to a single garage with an up and over front entrance door and window to side.

The property is available with the advantage of no upward chain.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

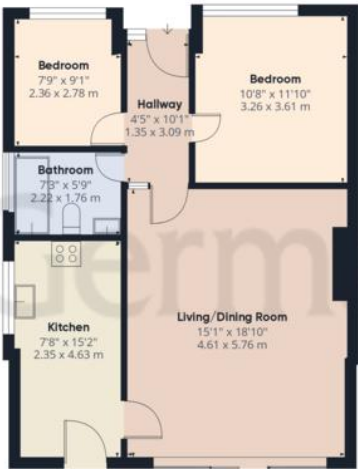
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/28022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area[®]
826.77 ft²
76.81 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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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.

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