

# Mill Lane

Hilton, Derby, DE65 5GP



**\*\* NO ONWARD CHAIN \*\*** Located in the sought after village of Hilton is this wonderfully finished three bedroom semi detached family home. Recently renovated throughout by the current owners, with a brilliant open plan kitchen / diner to the rear of the home.

**£269,500**



**John German**

Offered for sale with no onward chain in the beautiful village of Hilton is this semi-detached family home, which has been fully renovated throughout. Hilton offers a great selection of local amenities, schools, and parks, making it an ideal location for both families and professionals. Excellent transport links, including the A50 and A38, provide easy access to Derby, Burton upon Trent, and surrounding areas.

The home is approached off Mill Lane in Hilton, with a driveway for off road parking. The sellers are in the process of renovating the driveway and expect the work to be completed within the coming weeks. The front also has a small patch of lawn.

The home is accessed through the side door which opens up into the spacious hallway. The hallway has stairs leading to the first floor landing and gives access to the main living areas of the ground floor, alongside the w/c.

To the front of the home, you will find the beautifully decorated living room, which features an open fireplace and a large window to the front that fills the room with light. The rear of the home is where you will find the open plan kitchen, extended by the current sellers. The kitchen is fitted with matching wall and base units, base level oven, gas hob with cooker hood above, stainless steel sink and drainer, integrated fridge freezer and patio doors opening up to the rear garden.

To the first floor landing, the home offers three generous sized bedrooms. The master bedroom features built in wardrobes. All three bedrooms share a family bathroom, which includes a shower cubicle, w/c and wash hand basin.

The rear garden for the property is very private, not overlooked by any neighbouring properties. The garden is mainly laid to lawn and is privately enclosed. An Indian stone patio is the perfect space for outdoor furniture.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA13052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johnngerman.co.uk

## 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 any 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**