



Glebe Close

Long Lane



4 Glebe Close
Long Lane Village
Ashbourne
Derbyshire
DE6 5BJ



4



3



1



C

A delightfully renovated four bedroom detached property splendidly situated within Long Lane village enjoying views beyond the lane to open fields at the front and within close proximity of the well considered Gastro Pub 'the horse shoes' and the primary school

The accommodation has been upgraded to a high specification providing versatile living accommodation with four bedrooms and a refitted shower room to the first floor.

Outside is ample off road parking with double garage and enclosed rear garden.

Long Lane Village is conveniently located your 15 minutes drive from both the City of Derby and the Historic Market town of Ashbourne which have a comprehensive range of amenities

Guide Price:

£525,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main access door leads through the wide Entrance Hall which has access to a Cloakroom/WC, the stairs leading to the first floor and internal access door to Lounge and Kitchen. The Lounge has been fitted with a cast iron log burning stove with a window to the front and double doors to the rear providing access to the garden.

The Kitchen has been delightfully refitted with an extensive range of matching wall drawer and base units with quartz work surface over, integrated electric hob with extractor hood over and electric oven beneath, integrated fridge freezer and dishwasher, double glazed window to side, inset spot lights.. The Kitchen area is open plan to the Dining Area with porcelain tiled floor throughout and lead through to the Conservatory providing a versatile use having double doors leading out to the rear garden.



First Floor

The Landing is accessed from the stairs leading from the Entrance Hall and internal access doors to all bedrooms and the refitted shower room. The whole of first floor has been recarpeted.

All the bedrooms are double rooms with two overlooking the front aspect and two to the rear.

The shower room has been splendidly refitted to include a corner shower cubicle with shower over, vanity wash hand basin, back to wall WC.



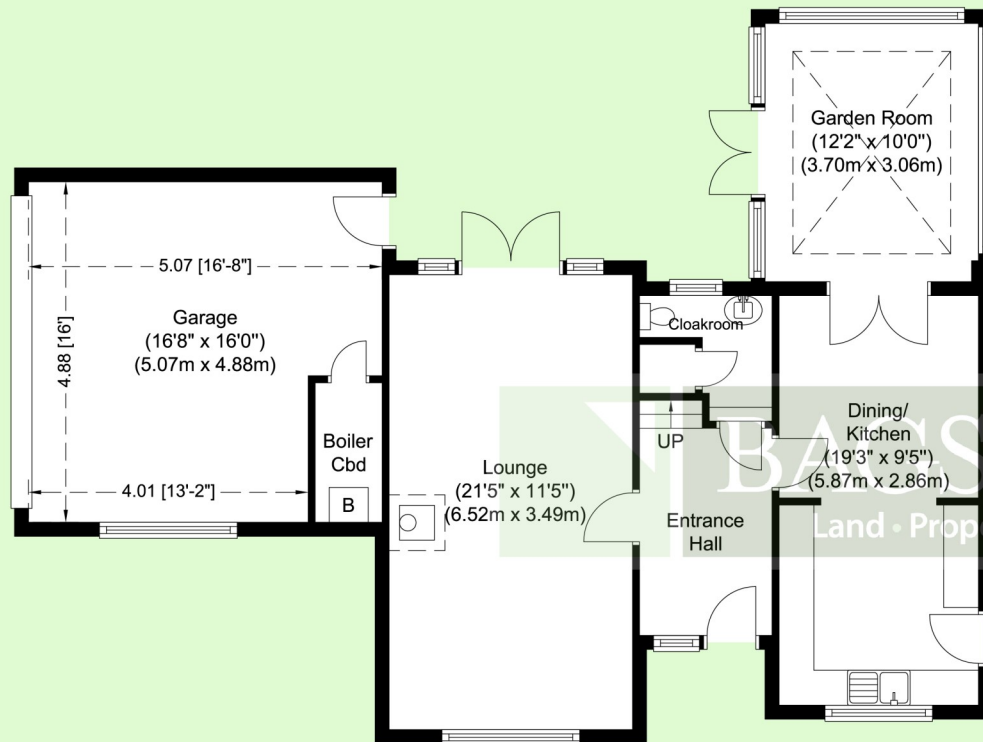
Externally

The property is accessed from Long Lane via a private drive which serves 4 properties, it then opens out to the hardstanding to the side and front providing off road parking for a number of vehicles and access to the attached **Double Garage** which has a vehicular access door , power and lighting.

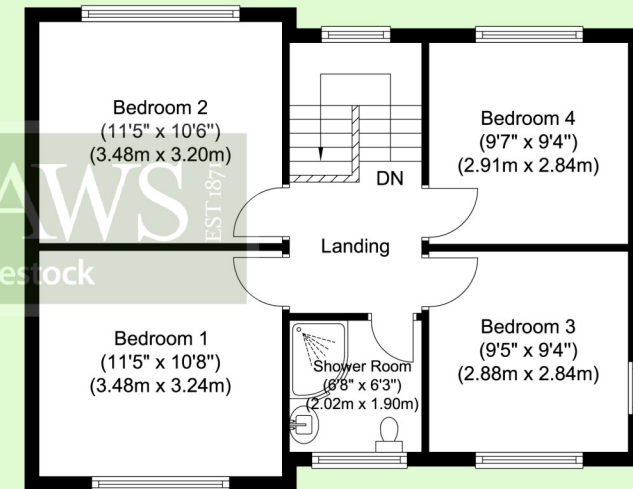
To the rear is a well landscaped attractive private enclosed garden, a lovely position to enjoy this rural location. It is predominantly laid to lawn with extensive patio seating area to the immediate rear along with a recently erected useful garden shed.



Ground Floor



First Floor



4 Glebe Close, Long Lane Village, Ashbourne DE6 5BJ

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

Main Electricity and Solar providing electricity.

Oil fired central heating. Central heating to the first floor.

Mains water and drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority and Council Tax Band:

South Derbyshire District Council. Tel: 01246 231111 - Council Tax Band 'F'

Directions:

What3words: ///nerves.alleyway.toggle

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Vine House, Ashbourne, Derbyshire, DE6 1AE
T: 01335 342201
E: ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

