



Stainsby Lodge
102 Main Road | Smalley | Ilkeston | Derbyshire | DE7 6DS

STAINSBY LODGE



Stainsby Lodge is a large 4 bedroom detached property with indoor heated pool that has been extended to create a spacious family home located in the sought after village of Smalley. This unique home measuring circa 3,282 sq. ft amalgamates the old with the new and also boasts a good size South Facing garden and ample off street parking.



ACCOMMODATION

Ground Floor

The property is accessed via a fully enclosed porch with tiled flooring. The period front door leads through into a spacious hallway with parquet flooring, downstairs cloakroom/wc and with the main staircase off to right. To the left of the hallway is the first of the reception rooms featuring an open fireplace and large bay window overlooking the south facing garden. This bright and spacious living room leads through into a snug/secondary reception room with built in bookcases, a fireplace and with patio doors leading out to the garden.

Accessed off the snug is the well-appointed kitchen with integrated appliances including gas hob, two ovens, microwave, dishwasher and plenty of storage space. Adjacent to the kitchen is a good size utility room with stainless steel sink, tiled splashbacks and plenty of cupboard space. The utility room also provides access to a versatile storage room which also has access to the front of the property and the parking area to the side.

The kitchen flows into a very good size dining room that can easily accommodate large family gatherings or dinner parties. This spacious room also features parquet flooring and a large window overlooking the garden. Off the dining room is a cosy home office with fitted cupboards and shelving to the rear. Adjacent to the office is the plant room which is located in the basement via a spiral staircase that also leads up to the first floor of the property. The ground floor is completed with a heated indoor swimming pool and w/c with sauna and shower. Accessed off the pool area is also a small garden/sunroom offering access onto the rear patio area and garden.













First Floor

The main staircase with its feature window leads up to the first floor of the property. On this floor you have 4 bedrooms of which the principal bedroom boasts fitted wardrobes, views across the garden and an ensuite shower room. The first floor of the property also features a family bathroom and copious amounts of storage within the landing and bedrooms. Also on the first floor is a large games room with bar and balcony that could be used as an additional bedroom or even a self-contained unit for mixed generation living.













OUTSIDE

The property is positioned within a large south facing plot with hedging, mature trees and established borders. To the side of the property there is a large block paved parking area with workshop providing ample parking and storage options. The garden benefits from a large lawned area, a lean-to greenhouse and a patio area for al fresco dining.









LOCATION

The property is situated in the popular village of Smalley, which is in close proximity to excellent schools, village pubs, bridleways, country parks and three very good Golf Clubs.

Stainsby Lodge is also within easy access of Heanor, Derby and Nottingham via major road links including the A38, M1 and A610, whilst the award-winning market town of Belper provides the gateway to the stunning Peak District and is only 15 minutes away.



**Services**

All mains services as standard.

Mobile Coverage: 5G is available, please check with your mobile provider for more details.

Broadband Speed: Ultrafast Fibre (FTTP) is available, please check with your internet provider for more details

Is the property Freehold/Leasehold?

Freehold

Local Authority

Amber Valley Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

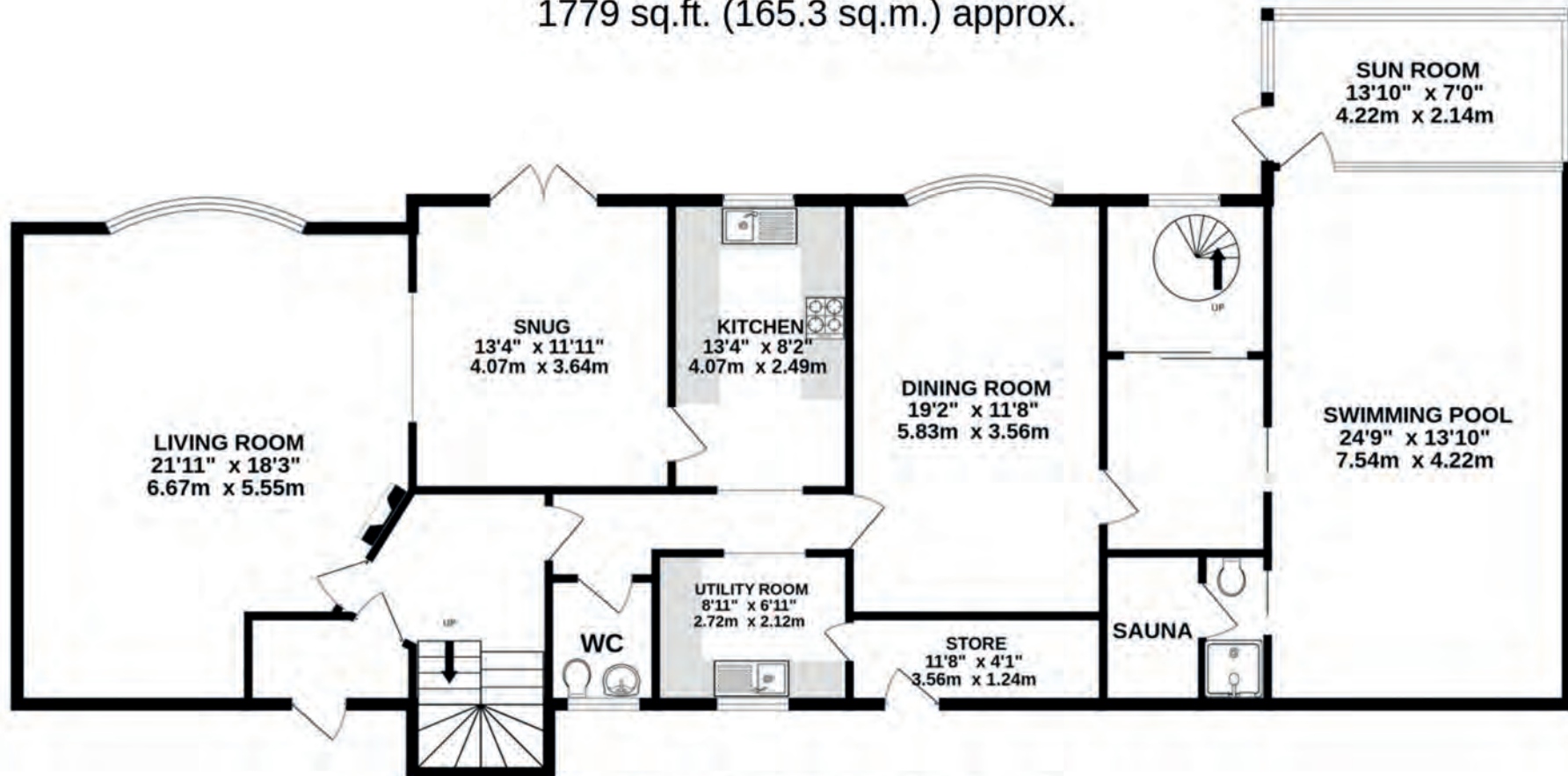
Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

GROUND FLOOR
1779 sq.ft. (165.3 sq.m.) approx.

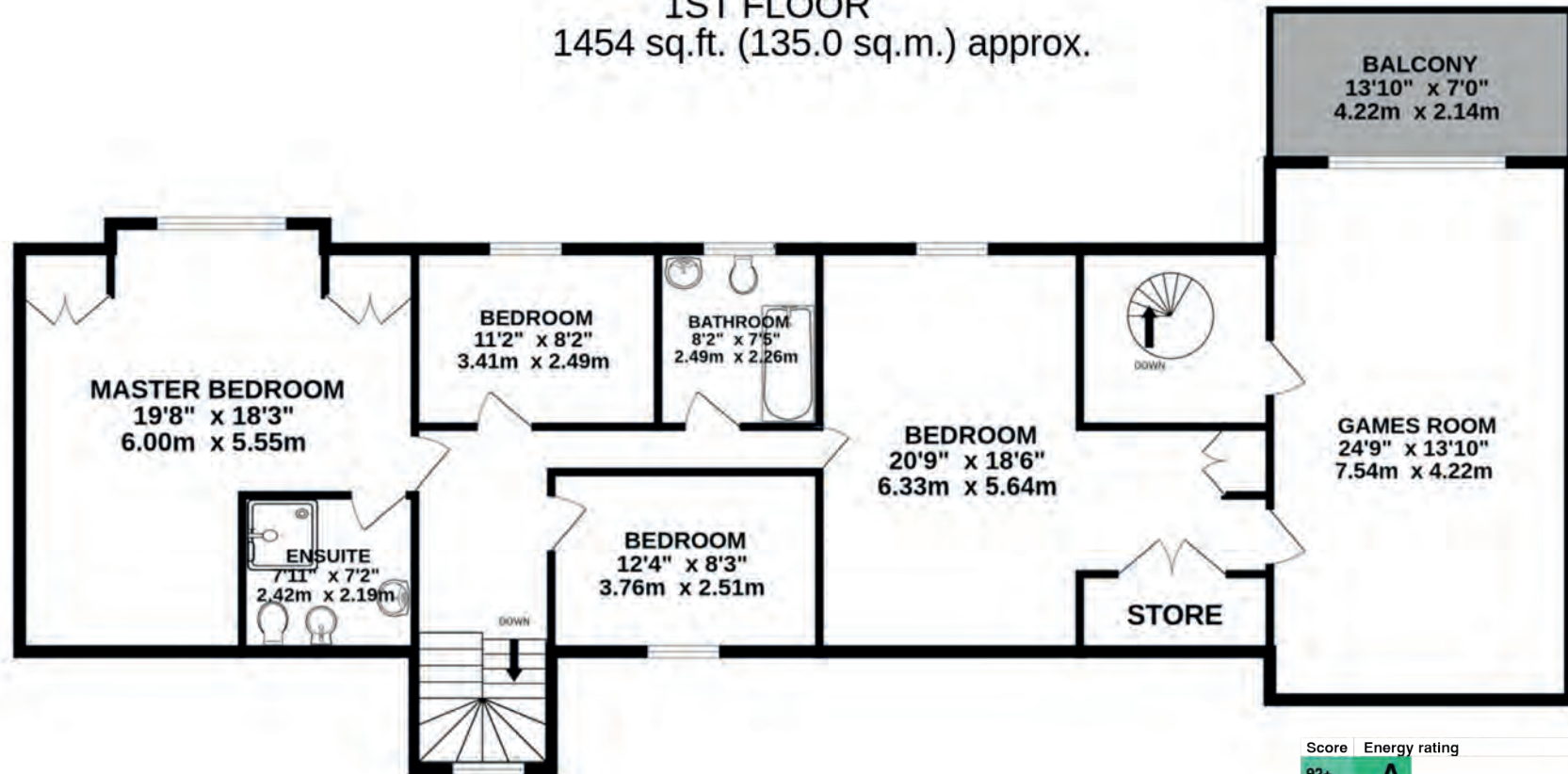


TOTAL FLOOR AREA : 3233 sq.ft. (300.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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1ST FLOOR
1454 sq.ft. (135.0 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

PRS Property Redress Scheme



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.
Printed 11.02.2025

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GREG PERRINS MBA
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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY
FOUNDATION

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