

Fletcher & Company

72 Rectory Lane, Breadsall, Derby, DE21 5LL

Offers Over £350,000

Freehold



- Extended Living Accommodation
- Entrance Hall
- Ground floor Bathroom
- Lounge
- Dining Kitchen
- Garden Room
- Three First Floor Bedrooms & WC
- Gardens to Front & Rear
- Driveway





Summary

SEMI DETACHED HOUSE IN SOUGHT AFTER VILLAGE

LOCATION - Attractive three bedroom traditional semi-detached residence occupying a particularly sought-after location towards the end of Rectory Lane in Breadsall Village.

This is an opportunity to acquire a particularly well positioned, traditional three bedroom semi-detached residence in the popular village of Breadsall located towards to the end of Rectory Lane. The property occupies a slightly elevated position set back behind a lawned fore-garden and driveway. To the rear of the property is a patio and further lawn with mature trees and a pleasant backdrop of open fields.

Internally, the property comprises: entrance hall, ground floor bathroom, living room with feature fireplace, dining kitchen and garden room. The first floor landing leads to three bedrooms and WC.

F&C

The Location

Breadsall Village is particularly sought-after due to its convenient location to Derby City centre and excellent transport links. The village has a new primary school, church, café and golf course.

Accommodation

Ground Floor

Entrance Hallway

15'7" x 5'10" (4.76 x 1.78)

uPVC double glazed entrance door provides access into hallway with central heating radiator, under-stairs storage area, quality wood floor covering, panelled door to storage cupboard, staircase to first floor, double glazed window to side and panelled door to:

Lounge

15'3" x 11'5" (4.66 x 3.48)

With feature fireplace incorporating decorative wooden surround and open fire grate, central heating radiator, decorative coving and ceiling rose, uPVC double glazed canted bay window to front offering pleasant aspect and twin leaded and glazed doors to:



Dining Kitchen

16'6" x 6'10" (5.05 x 2.10)

Dining Area

With twin panelled doors to useful storage cupboard and central heating radiator.

Kitchen Area

With a granite effect preparation surface having tiled surround, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers with complementary wall cupboards, inset four plate gas hob with extractor hood over, built-in oven and grill beneath, appliance space suitable for fridge freezer, further appliance space and open aspect to garden room.



Garden Room

15'5" x 14'8" (4.71 x 4.48)

With central heating radiator, wood floor covering, recessed ceiling spotlighting, utility cupboard and uPVC double glazed windows to side and rear with matching sliding door and views overlooking garden.



Ground Floor Bathroom

7'4" x 5'11" (2.26 x 1.82)

Modern and tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with integrated shower over, chrome heated towel radiator, recessed ceiling spotlighting and double glazed window to side.



First Floor

Semi-Galleried Landing

With feature balustrade, double glazed window to side, door to storage cupboard and further doors to:

Bedroom One

11'3" x 10'9" (3.45 x 3.30)

With central heating radiator and double glazed window to front.



Bedroom Two

9'5" x 7'9" (2.88 x 2.37)

With central heating radiator and double glazed window to rear with views overlooking garden and fields beyond.

Bedroom Three

9'8" x 5'6" (2.97 x 1.69)

With central heating radiator and double glazed window to side.

WC

4'3" x 4'0" (1.32 x 1.23)

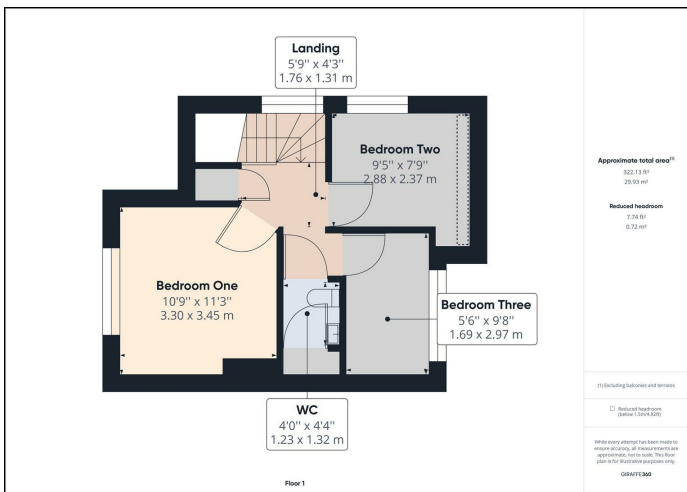
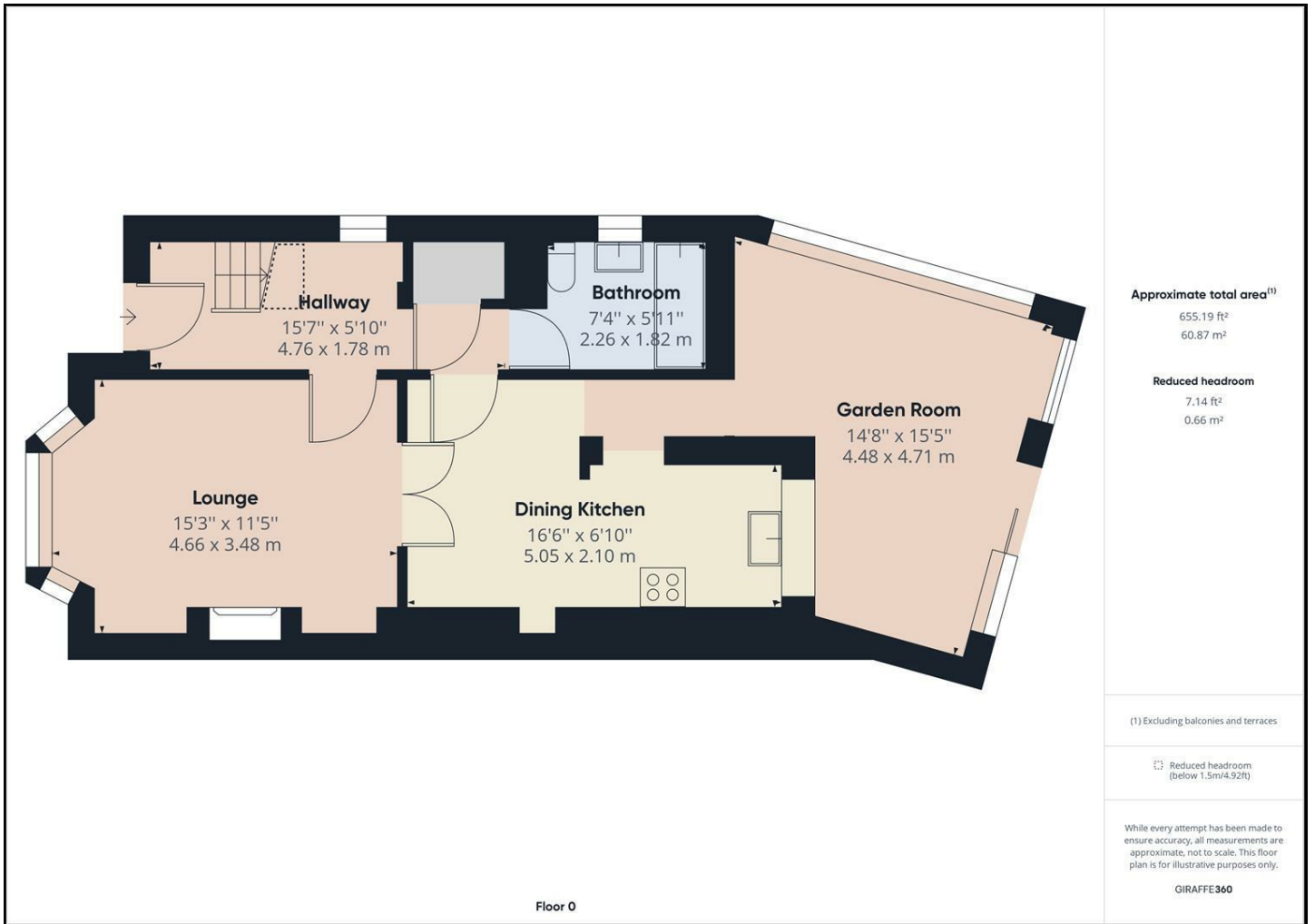
With low flush WC, sink and further door to storage cupboard.

Outside

The property occupies a fabulous location towards the end of Rectory Lane elevated from the road behind a lawned fore-garden with stone edging, block paved driveway providing ample off road parking and access down the side of the property leads to the rear garden which features a patio area, good sized lawn, mixed hedging and mature trees lead to a hard standing section at the front of the garden which benefits from a shed. The garden backs onto attractive open countryside.



Council Tax Band D - Erewash





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72 Rectory Lane
Breadsall
Derby
DE21 5LL

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |