

# Fletcher & Company

65 Longlands Lane, Findern, Derby, DE65 6AH

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Price £799,950

Freehold

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- Ideal For Large Family
- Superbly Appointed Throughout
- Extremely Versatile & Spacious Accommodation
- Pleasant Aspect to Rear Over Open Fields
- Stunning Open Plan Living Kitchen
- Six Bedrooms
- Four Bathrooms
- Sold With the Benefit of No Upward Chain





## Summary

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Large three storey, six bedroom executive detached residence forming part of an exclusive gated development on the outskirts of the highly desirable village of Findern.

The property requires a full internal inspection to fully appreciate the accommodation on offer and comprises: entrance hall, stylish fitted guest cloakroom, wonderful open plan living kitchen to the rear of the property, separate utility room, snug, study, family room and useful store room with shower room off. (Please note these rooms could combine to provide annexed accommodation to the main residence). The first floor accommodation features the master bedroom with dressing room and superbly appointed en-suite shower room, three further bedrooms and main bathroom. The second floor landing leads to two further bedrooms and shower room.

The property is set back behind a good sized driveway providing off road parking for multiple vehicles adjacent to an attractive lawned garden. To the rear of the property is a private extensive terrace accessed from the rear accommodation with lower level lawn which backs onto open fields.

This particular property is located towards the end of the private cul-de-sac.

# F&C

## **The Location**

The village of Findern is a popular South Derbyshire village noted for its Primary School, attractive open green with Post Office/shop, nearby Mercian Marina which is an extremely stylish inland marina offering a selection of boutique style gift shops and restaurants and a pleasant day out. There are also attractive walks within the surrounding open countryside and neighbouring Willington offers some beautiful canal side walks and popular pubs as well as a train station. Findern is also within easy reach of the A38 and A52.

## **Accommodation**

### **Ground Floor**

#### **Spacious Entrance Hall**

16'8" x 5'9" (5.09 x 1.77)

Sealed unit double glazed entrance door with double glazed side light provides access into the spacious entrance hall with feature tiled floor, recessed ceiling spotlighting, decorative coving, staircase leading to the first floor with feature wooden glass balustrade, doors to study and snug and feature glass doors give access into the stunning open plan living kitchen.



#### **Well Appointed Fitted Guest Cloakroom**

6'3" x 5'0" (1.92 x 1.53)

Partly tiled with a white suite comprising low flush WC, wash handbasin with mixer tap, chrome heated towel radiator, recessed ceiling spotlighting and panelled door to useful under-stairs storage cupboard.

#### **Stunning Open Plan Living Kitchen**

### Lounge/Dining Area

24'2" x 21'7" (7.37 x 6.58)

A beautiful light and airy room courtesy of multiple Velux windows and large sealed unit double glazed sliding patio doors opening onto the rear garden with open field views beyond, again with feature tiled floor covering, recessed ceiling spotlighting, decorative coving and tv recess.



### **Kitchen Area**

15'11" x 15'11" (4.86 x 4.86)

Hi-spec fitted kitchen featuring an extensive range of Quartz preparation surfaces with tiled surrounds, inset Innova sink unit with mixer tap, stylish gloss finish base cupboards and drawers with underlighting, inset five plate Neff gas hob with stylish recessed extractor hood, integrated appliances including CDA double oven with grill, microwave, wine fridge and dishwasher, granite effect breakfast bar, appliance space suitable for American style fridge/freezer, recessed ceiling spotlighting, double glazed Velux windows, uPVC double glazed window, French doors opening onto garden and door to utility room.



### **Utility Room**

8'4" x 7'6" (2.56 x 2.31)

With Quartz effect worktops, inset stainless steel sink unit with mixer tap, tiled surrounds, fitted base cupboards with gloss finish and complementary wall mounted cupboards, appliance spaces suitable for tumble dryer and washing machine and uPVC double glazed window to side.

### **Study**

14'4" x 10'9" (4.39 x 3.28)

Positioned off the entrance hall with central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to front.



### **Snug**

15'6" x 10'1" (4.73 x 3.08)

With central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to front.



### **Family Room**

10'3" x 9'11" (3.13 x 3.04)

With central heating radiator, recessed ceiling spotlighting, uPVC double glazed window to front and panelled door to useful store room.

### **Useful Store Room**

5'1" x 4'4" (1.56 x 1.33)

Housing the Worcester gas fired boiler with further panelled door to shower room.

### **Shower Room**

5'2" x 4'11" (1.58 x 1.50)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with integrated shower, chrome heated towel radiator and recessed ceiling spotlighting.

### **First Floor**

#### **Landing**

Feature large semi-galleried landing with staircase to second floor, central heating radiator, recessed ceiling spotlighting, uPVC double glazed window to front and panelled doors to four bedrooms and bathroom.

#### **Master Bedroom Suite**

14'11" x 14'10" (4.57 x 4.53)

A large principal bedroom having a central heating radiator, decorative coving, dressing table recess, recessed ceiling spotlighting, uPVC double glazed window to rear with attractive open field views and panelled door to dressing room.



#### **Dressing Room**

9'2" x 7'4" (2.81 x 2.24)

With access to loft space, recessed ceiling spotlighting, central heating radiator and panelled door to the well appointed en-suite shower room.

### **En-Suite Shower Room**

8'6" x 7'1" (2.61 x 2.17)

Fully tiled with a large walk-in shower enclosure with deluge head and further handheld attachment, vanity unit with wash handbasin and drawer beneath, low flush WC, useful bathroom cabinet, stylish floor-to-ceiling radiator, recessed ceiling spotlighting and uPVC double glazed window to front.



### **Bedroom Two**

13'8" x 11'4" (4.19 x 3.46)

With central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to side and rear with impressive open views.



### **Bedroom Three**

14'6" x 11'11" (4.42 x 3.64)

With central heating radiator, recessed ceiling spotlighting and uPVC double glazed windows to the side and front.

### **Bedroom Four**

9'1" x 8'11" (2.78 x 2.72)

With central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to front.

### **Bathroom**

9'0" x 7'4" (2.75 x 2.26)

Partly tiled with a four-piece white suite comprising low flush WC, pedestal wash handbasin, roll edge claw foot bath with shower attachment and mixer tap, separate shower cubicle with integrated shower, chrome heated towel radiator, further central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to side.



## **Second Floor**

## Landing

Feature galleried landing with useful fitted storage and further storage into eaves space, recessed ceiling spotlighting, central heating radiator, sealed unit double glazed Velux windows to both the front and rear elevation and doors to two bedrooms and shower room.

## Bedroom Five

13'5" x 12'11" (4.11 x 3.95)

With central heating radiator, recessed ceiling spotlighting, uPVC double glazed window to front and two double glazed Velux windows to rear.



## Bedroom Six

14'6" x 9'9" (4.44 x 2.98)

With central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to front.



## Shower Room

6'11" x 7'1" (2.13 x 2.18)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with integrated shower, central heating radiator, recessed ceiling spotlighting and sealed unit double glazed Velux window to side.



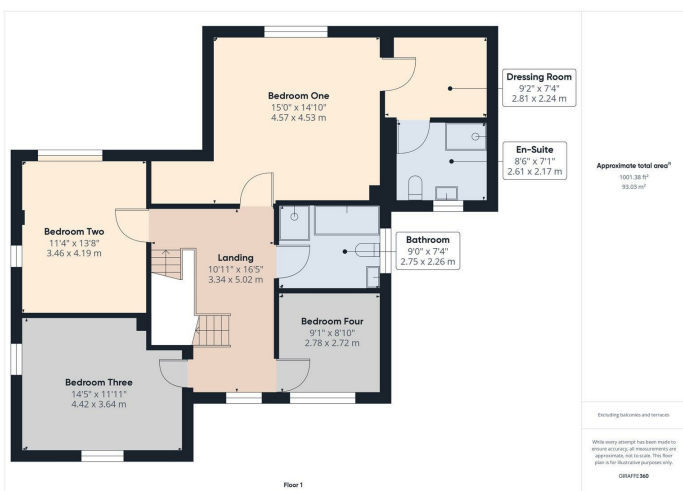
## Outside

The property forms part of an exclusive development towards the end of Longlands Lane in a gated secure environment with a handful of properties built to a high specification. Number 65 is located toward the end of a private cul-de-sac behind an extensive driveway providing off road parking for multiple vehicles adjacent to a lawned garden with brick boundary wall.

To the rear of the property is a fabulous terrace offering a high degree of privacy, accessible from the large sliding doors and French doors in the open plan living kitchen. This drops way to a well manicured lawn with wood edged border and further lower garden patio area with stylish fencing and a backdrop of shrubs/trees within the neighbouring open fields which offer a very pleasant open aspect.



**Council Tax Band G - South Derbyshire**





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Findern  
Derby  
DE65 6AH

Council Tax Band: G  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	