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61 Longlands Lane  
Findern  
Derby  
DE65 6AH

Price  
£475,000

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- Executive detached
- Gated entrance
- Four double bedrooms
- Ensuite, shower room and family bath
- Lounge, and dining room
- Study and guest cloaks
- Dining kitchen and utility
- Double garage, drive and gardens with views

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

### THE PROPERTY

An opportunity to stamp your own mark on this four double-bedroom detached residence set behind a gated entrance in the sought-after village of Findern.

The property has superb views from the garden over open countryside with the gas centrally heated accommodation offering a good-sized hallway, with a cloakroom off. A lounge with doors opening into the garden, a dining room, study, dining kitchen, and utility.

On the first floor are four double bedrooms, the principal bedroom having an ensuite bathroom, a separate shower room, and a family bathroom with a modern roll-top bath and separate shower enclosure.

Outside is a driveway leading to a double garage and allowing for ample for parking, and a gate gives access to the rear garden.

Findern is a popular and favoured location. There is great access to Derby and the A38 for further travel. The village has a good primary school, hairdressers, and the Find Cafe. Mercia Marina with its walks, boutique shops and cafes is close by.

### ACCOMMODATION

Entrance door opens through to reception hallway:

#### HALLWAY

1.88 min x 3.63 min (6'2" min x 11'11" min)

Has stairs off to first floor, tiled flooring, door to dining room, lounge and study and further door opening through to the cloakroom:

#### CLOAKROOM

Comprises of timber panelled to wall, obscure window to the front aspect, radiator, ceiling light point, W.C and wall mounted hand wash basin.

#### LOUNGE

4.01 width x 5.93 length (13'2" width x 19'5" length)

Has Oak effect flooring, French doors leading out to the rear garden with side windows and a window to the side aspect, focal point of the room is a feature fire surround, wall light points, recess ceiling down lights and radiator.

#### DINING ROOM

4.02 x 3.25 (13'2" x 10'8")

Has a window to the front aspect, recess ceiling down lights, tiled flooring and radiator.

#### STUDY

1.93 x 3.05 (6'4" x 10'0")

Has a window to the rear aspect, recess ceiling down lights, radiator and wood effect flooring.

#### DINING KITCHEN

3.60 to window x 5.27 (11'10" to window x 17'3")

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets and glass display units, work tops extending to a peninsula bar and are inset with a one and a quarter stainless steel sink with mixer taps, there is space for a range cooker, dishwasher and space for an American style fridge freezer. French doors lead out onto the rear garden and there are further windows offering views over the open countryside to the rear. A door leads off to the utility room.

#### UTILITY ROOM

1.67 x 1.59 (5'6" x 5'3")

Has base cupboards and matching wall mounted cabinets, worktops incorporate a stainless steel sink with tiled splashbacks. There is space for a washing machine and tumble dryer and a door leads out to the garage. There is a radiator and ceiling light point.

### FIRST FLOOR





#### LANDING

With a window to the front aspect, recess ceiling down lights, loft access point, linen storage cupboard and doors leading off to:

#### MASTER BEDROOM

3.39 to the wardrobe x 5.91 max to window (11'1" to the wardrobe x 19'5" max to window)  
Has a window looking out over the rear garden and open countryside beyond, wood effect flooring, range of built in wardrobes providing hanging space, shelving and overhead cupboards, recess ceiling down lights and door leading through to the En Suite bathroom:

#### EN SUITE BATHROOM

2.83 from window x 1.78 (9'3" from window x 5'10")  
Has a window to the side aspect, W.C, pedestal hand wash basin, panelled bath with mixer taps and separate shower over, recess ceiling down lights, tiled surrounds, chrome heated towel rail and tiled flooring.

#### BEDROOM TWO

3.09 x 4.03 (10'2" x 13'3")  
Has a window to the front aspect, radiator and recess ceiling down lights.

#### BEDROOM THREE

3.58 x 4.75 (11'9" x 15'7")  
Has a window to the rear aspect, radiator and recessed ceiling down lights.

#### BEDROOM FOUR

3.73 x 2.94 (12'3" x 9'8")  
Has a window to the front aspect, recessed ceiling down lights and radiator.

#### FAMILY BATHROOM

3.08 x 3.24 max length (10'1" x 10'8" max length)  
Is equipped with a contemporary style double ended roll top bath with mixer tap having shower attachment, W.C, pedestal hand wash basin and separate fully tiled corner shower enclosure with glazed doors. There are tiled surrounds, recess ceiling down lights and an obscure window to the rear aspect.

#### SEPARATE SHOWER ROOM

1.55 width x 1.91 to back of shower (5'1" width x 6'3" to back of shower)  
Has an obscure window to the rear aspect, pedestal hand wash basin, W.C, and fully tiled corner shower enclosure with glazed screen, chrome heated towel rail and recess ceiling down lights.

#### OUTSIDE



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The property sits back of Longlands Lane behind secure gates. The front of the property has a Tarmacadam driveway with parking for several vehicles. There is a garage with an up and over door and to the rear of the garden which is predominantly laid to lawn is a large timber decked area and fabulous views over countryside.

#### TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor. There is a monthly management fee for the drive and of £57.50 pcm

#### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band F

#### CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>



#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2023)/A





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