

SCARGILL
MANN & CO

EST. 1995



45 Askew Grove

Repton, Derby, DE65 6GR

Offers In The Region Of £300,000



2



1



1



D



45 Askew Grove

Repton, Derby, DE65 6GR

Offers In The Region Of £300,000



GENERAL INFORMATION

THE PROPERTY

Sit in the charming village of Repton, Derby, this delightful two-bedroom DETACHED bungalow on Askew Grove presents an excellent opportunity for those seeking a downsized and convenient lifestyle. The property boasts a light, neat and tidy interior, making it ideal for purchase.

The bungalow is surrounded by well-maintained gardens and patios on three sides, providing a lovely outdoor area to enjoy the fresh air. Additionally, the property includes a garage, offering ample storage and parking options.

One of the standout features of this home is its prime location. Residents will find themselves just a short distance from the village's amenities, ensuring that shops, cafes, and essential services are easily accessible. This makes it an ideal choice for those who appreciate the charm of village life while still enjoying the convenience of modern living.

Furthermore, the property is being sold with no upward chain, allowing for a smooth and straightforward purchasing process. This bungalow is perfect for downsizers, or anyone looking to embrace a lifestyle in a sought-after area. Do not miss the chance to make this lovely bungalow your new home.

LOCATION

Repton is A FAVOURED VILLAGE LOCATION with popular eateries and public inns. There is a butcher's, post office, convenience store and thriving village hall. In the nearby village of Willington is a co-op, doctors, dentist and a train station. Repton offers good access to the A38 and the A50 for onwards travel.

ACCOMODATION

Glazed entrance door leading to the L shaped hallway.

L SHAPED HALLWAY

8'4" x 6'5" - 6'0" x 10'4" (2.55m x 1.96m - 1.85m x 3.17m)

Has loft access point and storage cupboard. All doors lead off;

LOUNGE

12'7" into the chimney breast 16'0" to the window (3.85m into the chimney breast 4.89m to the window)

Lovely and light and has a feature length window to the side aspect which overlooks the patio area. Large picture window looking over

the garden and a full glazed door providing access to the rear patio. There is an attractive granite fire surround and hearth with electric fire inset.

KITCHEN

10'11" x 7'5" (3.34m x 2.28m)

Fitted with a range of base cupboards and drawers with matching wall mounted cabinets. Attractive natural stone worktops inset with a four ring gas hob and a stainless steel sink and side drainer. There are recess ceiling downlights, provision for washing machine and space for fridge and freezer. Door leads out onto the rear patio and a window overlooks the garden.

BEDROOM ONE

9'5" x 15'4" (2.88m x 4.68m)

Has a full length window to the front aspect, coving to ceiling, ceiling light points and radiator.

BEDROOM TWO

10'8" x 8'10" to the window (3.26m x 2.71m to the window)

Has a window to the front aspect, radiator, coving to ceiling and ceiling light point. A sliding door opens through into the shower room.

SHOWER ROOM

5'10" x 5'7" to the window (1.78m x 1.72m to the window)

Has a large fully tiled shower enclosure with Triton electric shower, vanity unit with hand wash basin inset and W.C. There are tiled surrounds, obscure window to the side aspect and a ceiling light point.

OUTSIDE

The property sits back off Askew Grove behind an attractive fore garden with shaped lawn and mature herbaceous borders. A tarmacked driveway leads down the side of the property to a garage which has an up and over door and a personal access door out into the rear garden.

The rear garden is fully enclosed with shaped lawn, raised herbaceous beds and patio.

TENURE

FREEHOLD - 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.

CONSTRUCTION

Standard Brick Construction

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

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

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

SCHOOLS

<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/>

CONDITION 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 - D

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2025)
A



Road Map



Hybrid Map



Terrain Map



Floor Plan

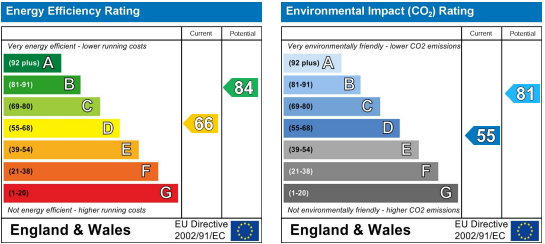


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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.
Made with floorplans 6/2025

Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.