

# Fletcher & Company

171 Doles Lane, Findern, Derby, DE65 6BA

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Offers Around £759,000

Freehold

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- Attractive Views
- Fabulous Rear Garden/Driveway & Garage
- Versatile & Spacious Accommodation
- Ideal for a Large Family
- Borders Fields to Both Side & Rear
- Highly Convenient Location
- Popular Village
- Viewing Essential







## Summary

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A substantial, five bedroom, detached residence occupying a fabulous plot measuring one quarter of an acre on the outskirts of Findern on Doles Lane.

This is a fabulous opportunity to acquire a comprehensively extended, traditional, detached home occupying a fabulous location on the outskirts of Findern on Doles Lane. A true feature to this sale is the sizeable plot measuring one quarter of an acre on which the property stands which borders fields to both the side and rear. The property benefits from impressive views. The property is sold with the benefit of no upper chain and would suit a large family looking for versatile, spacious accommodation.

The property comprises porch, cloakroom, entrance hall, fitted guest cloakroom, spacious lounge, conservatory, sitting room, office, bar and fabulous breakfast kitchen with utility off. The first floor landing leads to five bedrooms, master with a mezzanine style dressing room as well as two bathrooms.

# F&C

## **The Location**

Findern is a popular village convenient for both Derby and Burton-on-Trent providing easy access to A38, A50 and East Midlands Airport as well as employers in the area including Rolls-Royce, Toyota and JCB. The village itself has a nursery, primary school, pleasant green in the centre of the village, shop/post office, church and is close to neighbouring Willington which offers a selection of pubs, pleasant walks along the Trent and Mersey canal and train station. Also worthy of note is Mercia Marina which lies between Findern and Willington (The UK's largest inland marina) providing a further selection of restaurants, cafes, shops and pleasant walks.

## **Accommodation**

### **Ground Floor**

#### **Porch**

8'2" x 5'1" (2.51 x 1.56)

A panelled sealed unit and double glazed entrance door provides access to porch with central heating radiator, decorative coving and multi-paned door to cloak cupboard.

#### **Cloak Cupboard**

4'1" x 3'6" (1.25 x 1.09)

With central heating radiator and decorative coving.

#### **Understairs Storage Cupboard**

5'11" x 5'2" (1.82 x 1.59)

With quarry tiled floor.

#### **Entrance Hall**

13'2" x 2'8" (4.02 x 0.82)

With central heating radiator, wood effect tile flooring, decorative coving, useful downstairs storage cupboard and two staircases to first floor.

#### **Fitted Guest Cloakroom**

4'9" x 2'7" (1.47 x 0.81)

With WC, ceramic wash handbasin, tiled surround and wood effect tile floor.

## Principle Lounge

26'3" x 26'1" (8.02 x 7.97)

A large room with feature fireplace incorporating brick surround, timber mantel, raised hearth and Class 1 flue and multi burner, TV plinth, display shelving, four central heating radiators, feature oak floor, decorative coving, recessed ceiling spotlighting, partially beamed ceiling, four sealed unit double glazed Velux windows, multiple UPVC double glazed windows to rear elevation with matching French doors to patio area and further sliding patio door to conservatory.





### Impressive Conservatory

21'3" x 8'9" (6.49 x 2.69)

A brick based double glazed construction with fabulous views over the garden and fields beyond with access to the garden via matching French doors, panelled stained glass pedestrian door to sitting room and further double glazed bifold doors to sitting room .



## Sitting Room

15'0" x 12'11" (4.58 x 3.96)

With feature fireplace incorporating decorative surround with timber mantel and electric fire, two stylish floor to ceiling central heating radiators, decorative coving, ceiling rose, second staircase to first floor and further bifold doors opening onto stunning high specification fitted kitchen by Deville interiors of Tutbury.



## High Specification Fitted Kitchen

23'10" x 18'8" (7.28 x 5.69)

A fabulous kitchen by bespoke Deville Interiors featuring a central island which is a combination of granite and solid oak worktop extending to breakfast bar with inset twin sink unit with instant boiling water tap and mixer tap, recessed power points and a stylish range of two tone fitted base cupboards and drawers manufactured with ash wood as well as wine fridge, complementary ash wood wall mounted cupboards and drawers, further granite worktop with matching splashback, inset Neff induction hob with matching Neff extractor hood over, two built-in Neff combination ovens, built-in Neff steamer oven, built-in Neff microwave, appliance space suitable for large Bosch American style fridge freezer plumbed into mains water supply, integrated Neff dishwasher, two contemporary style central heating radiators, recessed ceiling spotlighting, decorative coving, continuation of the wood effect flooring, two double glazed windows to front and bifold doors into the sitting room providing a fabulous open plan entertaining space when opened or creating two cozy rooms when closed.



## Utility

14'2" x 4'9" (4.32 x 1.47)

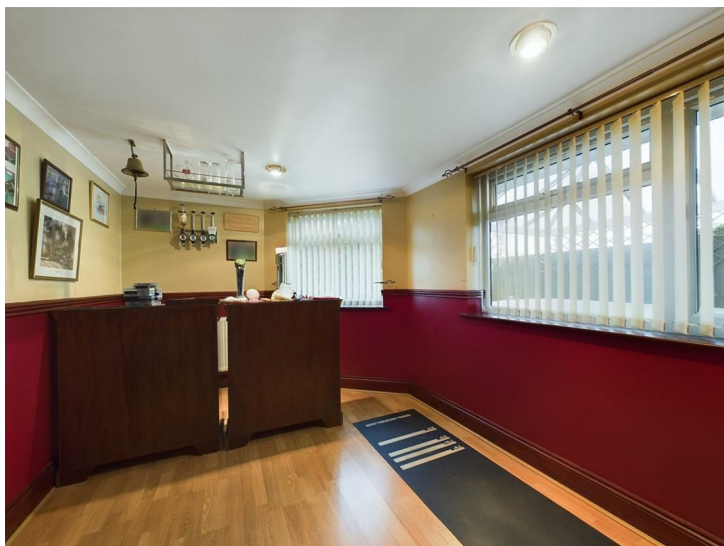
With granite effect worktop, inset one and a quarter sink unit, fitted base cupboards, appliance space suitable for washing machine, tumble dryer and fridge (appliances included in sale), recessed ceiling spotlighting, door to exterior and internal door to garage.



### Bar

14'9" x 8'10" (4.52 x 2.70)

Accessed via the kitchen with central heating radiator, decorative coving, dado rail, recessed ceiling spotlighting and two double glazed windows.



### Study

14'2" x 11'0" (4.32 x 3.36)

With central heating radiator, decorative coving, recessed ceiling spotlighting, double glazed window to front and double glazed stable door to side.



### First Floor Landing

6'5" x 3'11" (1.98 x 1.21)

Accessed via the entrance hall staircase with decorative coving and double glazed window to front.



### Master Bedroom

15'2" x 14'9" (4.64 x 4.52)

With central heating radiator, an excellent range of fitted wardrobes, decorative coving, dado rail, double glazed window to side and front and staircase to dressing room/second floor sitting room.



### Bedroom Two

13'10" x 15'5" (4.22 x 4.72)

With central heating radiator, fitted wardrobes, dressing table, decorative coving and double glazed windows to side and rear (the latter offering fabulous views over the garden and neighbouring fields)



### Bedroom Three

11'1" x 9'7" (3.40 x 2.94)

With radiator, a range of fitted furniture including desk and shelving, coving to ceiling, overstairs storage cupboard and double glazed window to rear.

#### **Bedroom Four**

10'10" x 10'1" (3.31 x 3.08)

With central heating radiator, decorative coving and double glazed window rear offering fabulous views over the garden and neighbouring fields.

#### **Bedroom Five**

11'1" x 7'11" (3.39 x 2.42)

With central heating radiator, fitted storage, dressing table, decorative coving and double glazed window to side with views of Doles Lane.

#### **Bathroom One**

7'10" x 3'3" (2.40 x 1.01)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, jacuzzi bath, two central heating radiators and double glazed window to front.

#### **Bathroom Two**

8'5" x 7'11" (2.57 x 2.42)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, bath with shower attachment, separate shower cubicle, towel radiator, decorative coving and double glazed window to side. Please note the second bathroom could be split to form en-suites to both bedroom one and bedroom three.



#### **First Floor Landing Two**

9'8" x 2'11" (2.97 x 0.90)

To the rear of the property is the second landing with the second staircase leading down to the sitting room and panelled and stained glass door leading to impressive balcony with fabulous views.

#### **Second Floor Sitting Room/Dressing Room**

12'9" x 9'9" (3.91 x 2.98)

With fitted wardrobes, recessed ceiling spotlighting, storage space to attic and double glazed Velux window to side.



### **Integral Double Garage**

18'11" x 14'5" (5.78 x 4.41)

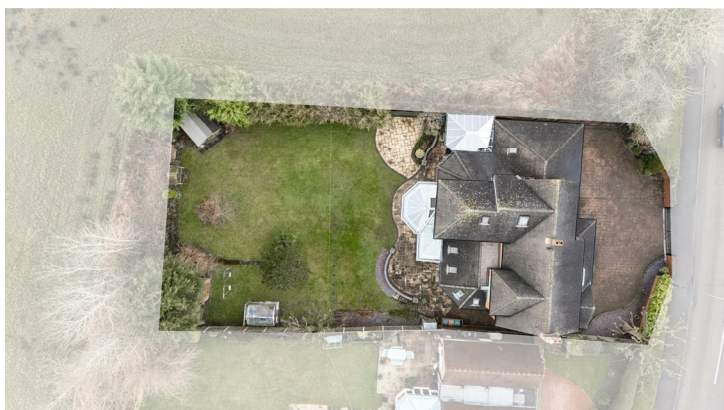
With power, lighting and remote controlled electric door.

### **Outside**

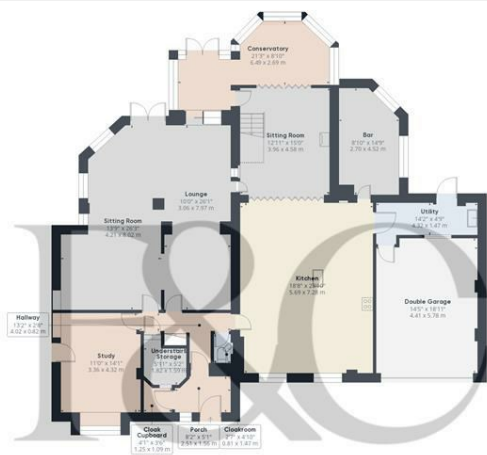
The property occupies a plot measuring approximately one quarter of an acre and benefits from a south facing garden. To the rear of the property there is an extensive garden featuring large lawn, well-stocked borders, patio areas and hard standing for hot tub (Hot Springs hot tub included in sale). A true feature to this sale are the views with the property bordering fields to both side and rear. To the front of the property is a gated driveway with retaining wall and wrought iron railings providing off-road parking for multiple vehicles and access to the integral garage.



### **Council Tax Band E**







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

3247.16 ft<sup>2</sup>  
 301.67 m<sup>2</sup>

Balconies and terraces

72.55 ft<sup>2</sup>  
 6.74 m<sup>2</sup>

Reduced headroom

114.29 ft<sup>2</sup>  
 10.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


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Floor 2



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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 	

### Duffield Office

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Council Tax Band: E  
Tenure: Freehold

