

Fletcher & Company

43 Monsom Lane, Repton, Derby, DE65 6FX

£395,000

Freehold



- A Superbly Appointed Bungalow In Sought After Repton
- Entrance Hall, Cloakroom/WC And Utility Room
- Generous Lounge With Bi Folding Doors Opening To The Rear Garden
- Well Equipped Dining /Living Kitchen With Integrated Appliances
- Two Double Bedrooms With Fitted Wardrobes
- Luxury Shower Room With Modern Suite
- Driveway Providing Off Road Parking
- Delightful Mature Rear Garden With Open Views
- Detached Outbuilding Suitable For Home Office/Hobby Room
- Easy Reach Of Derby, Nottingham, A38, A50 And M1





Summary

Located on the charming Monsom Lane in the village of Repton, Derby, this superbly presented bungalow offers a delightful blend of comfort and style. Perfect for those seeking a tranquil retreat with modern conveniences.

Upon entering, you are welcomed by an entrance hall that leads to a convenient cloakroom/WC and utility room.

The heart of the home is undoubtedly the inviting lounge, which features bifold doors that open up to the rear garden and patio, creating a seamless connection between indoor and outdoor living. This space is ideal for entertaining guests or simply enjoying time at home and enjoying the view of the garden.

The bungalow boasts a comprehensively fitted dining kitchen which is complete with integrated appliances and has a generous sitting/dining area, perfect for family meals or casual dining with friends.

The property features two double bedrooms (both with fitted wardrobes) and a luxurious shower room with generous proportions and a three piece suite, ensuring that your daily routines are both comfortable and enjoyable.

Additionally, the property offers parking for two/three vehicles, making it convenient for residents and visitors alike.

There is a delightful, mature rear garden and extensive patio with an enclosed surround and far reaching views over neighbouring farmland.

A real feature is a detached, brick built outbuilding with light, power, heating and UPVC double glazed windows. This would be an ideal office/work from home space or additional storage or hobby space.

This bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting while being close



The Location

Repton has long been one of South Derbyshire's most popular villages and is noted for its famous public school as well as St Wystans primary. The village itself features wonderful character and architecture together with a selection of highly regarded pubs, restaurants, shops, church and attractive open countryside. Neighbouring Willington benefits from a variety of amenities including a train station, Trent and Mersey canal offering some pleasant walks and Mercia Marina. Easy access to the A38, A50 and M1. Repton is also within commuting distance of Derby and Burton upon Trent. Train services from Derby and Lichfield provide quick route to London St Pancras and East Midlands Airport is within easy reach.

Accommodation

Entrance Hall

17'11" x 4'3" (5.48 x 1.32)

Having a double glazed composite door with leaded glass insert and double glazed full height window to the side. There is a wood grain effect luxury vinyl floor, a central heating radiator and access is provided to the roof space which has a pull-down ladder and light.



Cloakroom

5'0" x 2'9" (1.53 x 0.85)

With a two piece modern suite comprising a low flush WC and a corner vanity unit with inset bowl and useful cupboard beneath. There is a central heating radiator, tiling to the splashback areas, a wall mounted mirror, inset spotlight and extractor fan. Having a wood grain effect luxury vinyl floor.

Utility Area

11'7" x 2'9" (3.54 x 0.85)

Appointed with base cupboards and an eye level unit with a complementary marble effect work surface over incorporating a stainless steel sink drainer unit with mixer tap. There is plumbing for an automatic washing machine, tiling to the splashback areas, a wall mounted boiler (serving domestic hot water and central heating system) and a UPVC double glazed window. Having a wood grain effect luxury vinyl floor and a built-in cupboard which provides excellent storage space. There is inset spotlighting to the ceiling.



Lounge

17'8" x 14'7" (5.40 x 4.46)

Having a feature fireplace housing an electric fire and one central heating radiator. Double glazed bifold indoors provide views of and access to the rear garden and patio. A door leads to the dining kitchen.



Dining Kitchen

22'5" x 11'8" (6.84 x 3.56)

Comprehensively fitted with a range of modern shaker style base cupboards, drawers and eye level units with a granite effect work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include a full height refrigerator, full height freezer, an electric oven, induction hob, extractor hood with light, a dishwasher and a wine cooler. There is complementary metro tiling to all splashback areas, underlighting to some of the units, inset spotlighting to the ceiling and a wood grain effect luxury vinyl floor running the full length of the dining kitchen. A breakfast bar provides an area for dining. There is a central heating radiator, two UPVC double glazed windows to the side, a UPVC double glazed window to the rear overlooking the garden and a door provides access.



Bedroom One

10'7" x 10'5" (3.24 x 3.20)

With wall mounted bedside lights, a central heating radiator and a full wall of glass fronted, slide fronting wardrobes which provide excellent hanging, shelving and storage space. There is a central heating radiator and a UPVC double glazed bay window to the front.



Bedroom Two

11'7" x 8'5" (3.55 x 2.57)

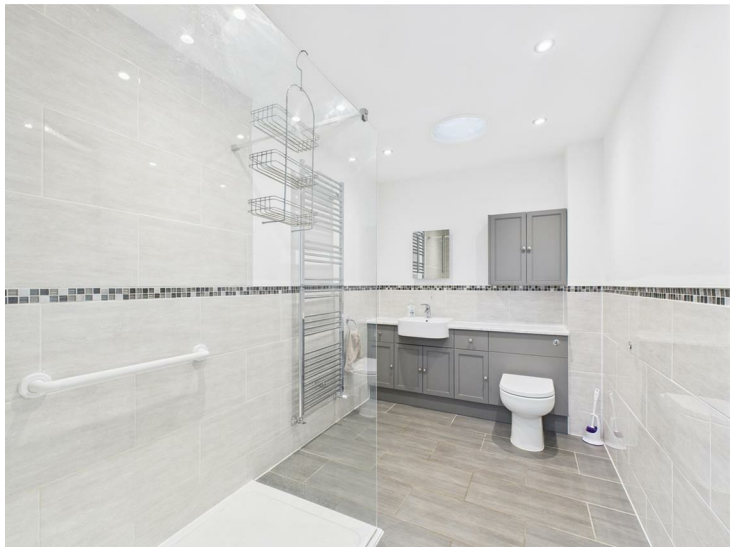
A double bedroom with a central heating radiator and a fitted double wardrobe with sliding mirrored fronts providing excellent hanging and storage space. There is a double glazed bay window to the front.



Luxury Shower Room

10'8" x 6'7" (3.26 x 2.02)

Appointed with a three piece suite comprising a double open shower cubicle with glass shower screen, mains fed shower and extractor fan over. There is a vanity unit with useful cupboards and drawers to the surround and a surface over with inset low flush WC. Having tiling to all splashback areas and the shower area, a wall mounted chrome heated towel rail, wall mounted bathroom cabinet and wall mounted mirror. Having inset spotlighting to the ceiling and a tiled floor.



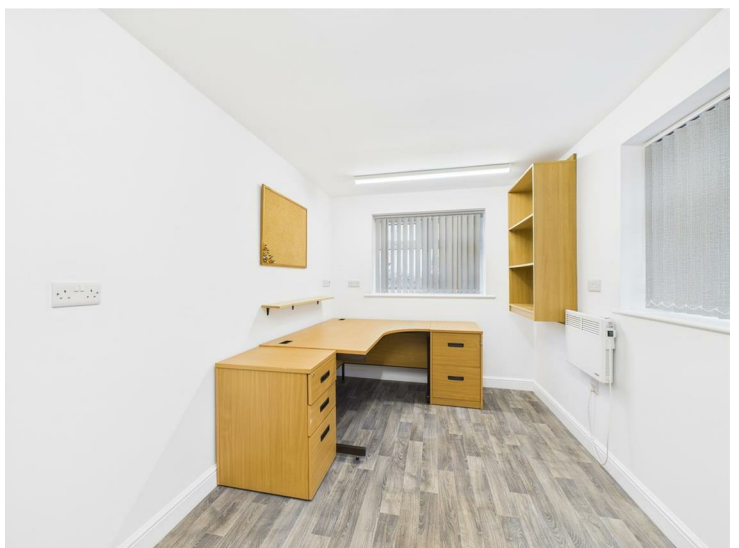
Outside

To the front of the property there is a driveway that provides off-road parking and in addition there are raised beds with timber surround and a variety of shrubs and flowering plants to the borders. A path to the side of the house provides access to the rear. To the side of the property there is a gate which then provides access to a delightful, enclosed, mature garden which briefly comprises

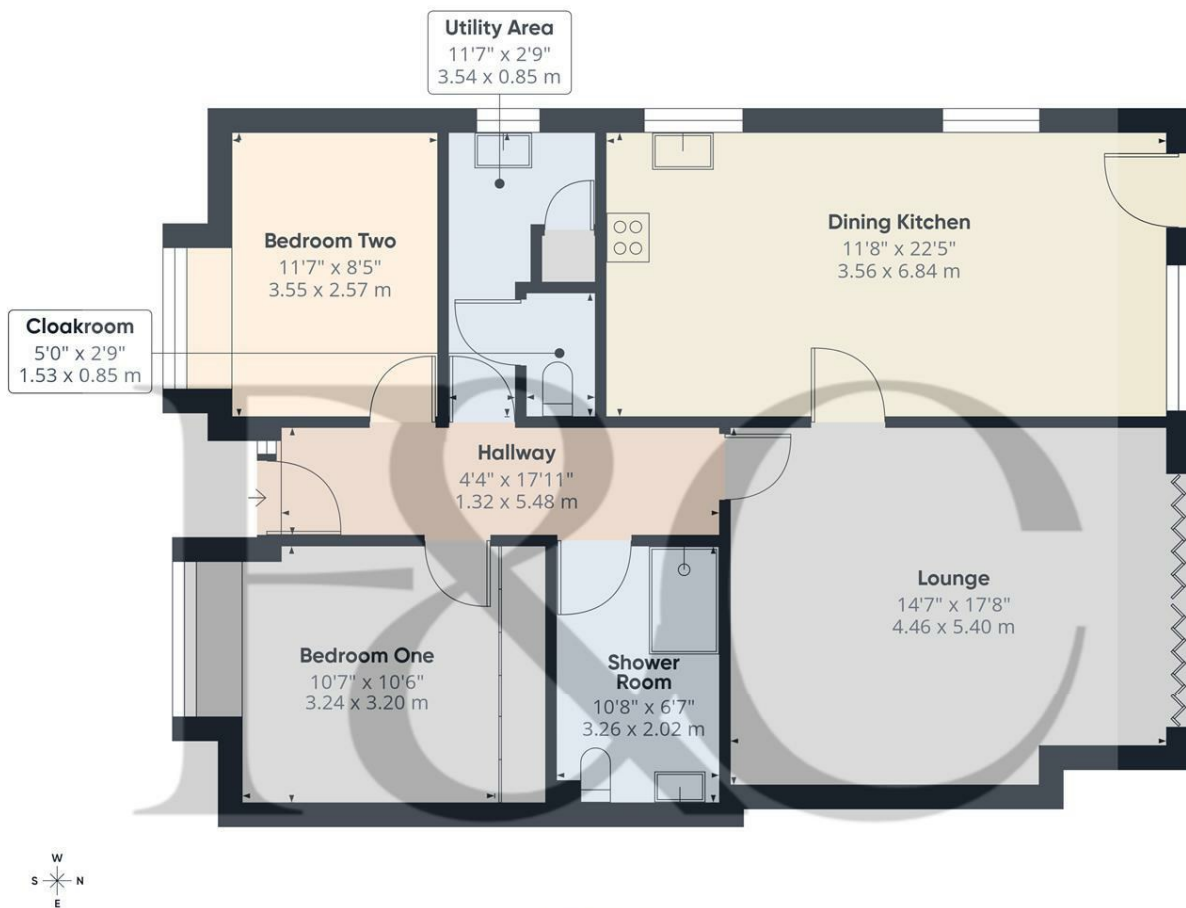
Outbuilding

13'10" x 7'7" (4.23 x 2.33)

There is a brick built, detached garden room/home office which has a UPVC double glazed entrance door, wood grain effect vinyl floor, two double glazed windows, a wall mounted electric heater, light and power.



Council Tax Band B



Floor 0 Building 1

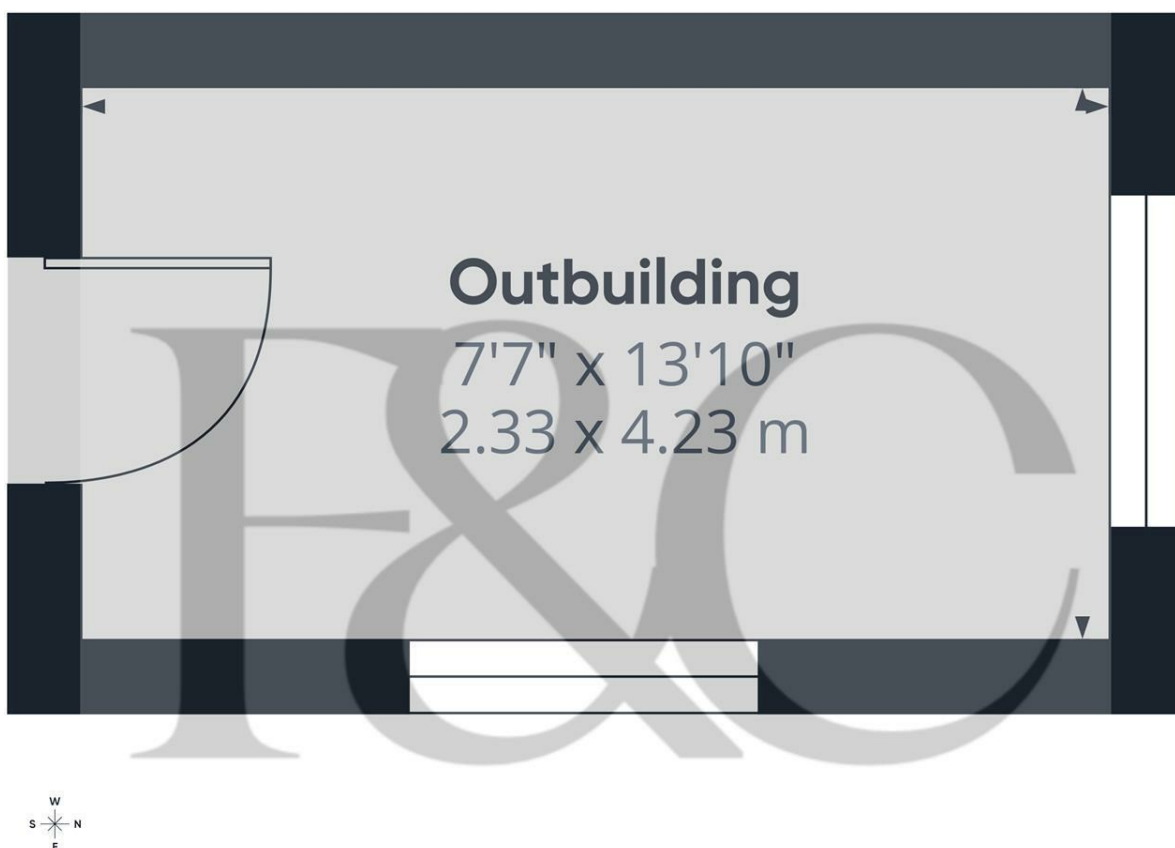
Approximate total area⁽¹⁾

959 ft²
89.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

Approximate total area⁽¹⁾

108 ft²
10 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

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

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43 Monsom Lane
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Council Tax Band: B
Tenure: Freehold

