



Mill Lane, Hilton DERBY DE65 5GP

welcome to

Mill Lane, Hilton DERBY

Nestled in the quiet, highly sought-after old village of Hilton, this beautifully presented, extended mid-terrace cottage comprises of a lounge, kitchen diner, cloakroom, three bedrooms, bathroom, mature front and rear gardens with a fully-insulated outbuilding, and plentiful off-road parking.



Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge and first floor landing.

Lounge

13' 4" x 13' 5" (4.06m x 4.09m)

Spacious lounge featuring a multi-fuel burner, finished with carpeted flooring, double-glazed window to the front, a radiator and a connecting door to the kitchen and dining room.

Kitchen Diner

24' 1" x 13' 3" (7.34m x 4.04m)

Fitted kitchen comprising of a range of base, wall and drawer units, with an integrated one and a half bowl ceramic sink, range master and overhead extractor hood. Finished with splash back tiling, tiled flooring, a radiator, spotlights to the ceiling, two Velux windows, double-glazed windows to the rear and patio doors leading out to the rear garden. With access to the downstairs w/c. A great open plan kitchen diner, with space for a dining table and chairs, perfect for family meals and gatherings.

Landing

First floor landing providing access to three bedrooms and family bathroom.

Bedroom One

10' 8" x 13' 4" (3.25m x 4.06m)

Double bedroom featuring a Victorian fireplace, finished with carpeted flooring, a radiator and double-glazed window to the front.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

Double bedroom finished with carpeted flooring, a radiator and double-glazed to the rear.

Bedroom Three

10' 8" x 5' 10" (3.25m x 1.78m)

Currently used as a office/study space, with versatility to cater to your own needs. Finished with carpeted flooring, a radiator and double-glazed window to the

front.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with tiled flooring, tiled walls and a frosted double-glazed window to the rear.

External

The front of the property has a pebbled driveway providing off-road parking for multiple vehicles, enclosed by wooden gates and leading to the mature front garden which is laid-to-lawn and bordered by shrubbery and foliage. The patio-paved pathway leads up to the house.

The extensive rear garden comprises of patio and brick paving creating a space perfect for outdoor seating and a path running the length of the garden alongside the laid-to-lawn space. Bordered by mature greenery and wooden fencing, the garden boasts a shed as well as a fully-insulated outbuilding which could be used as an office, utility room, or further reception room. At the end of the garden, a gate leads to an enclosed storage area, also providing further off-road parking spaces.



view this property online bagshawsresidential.co.uk/Property/MVR109058



welcome to

Mill Lane, Hilton DERBY

- THREE BEDROOM MID-TERRACED COTTAGE
- LOUNGE AND EXTENDED KITCHEN DINER
- TASTEFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- ESTABLISHED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR109058



Property Ref:
MVR109058 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk