



41 Repton Road, Hartshorne, Derbyshire, DE11 7AF

HOWKINS &
HARRISON

41 Repton Road,
Hartshorne,
Derbyshire, DE11 7AF

Asking Price: £475,000

Located within the popular Derbyshire village of Hartshorne, this four bedroom, extended 1950's detached family home has been renovated to a great standard throughout and offers an abundance of living accommodation equating to over 1,400 sqft.

Across the ground floor the property briefly comprises:- entrance hallway, a generous dual aspect reception lounge accompanied by a 19ft open plan modern living/kitchen, open plan into a lovely family/sun room off. Finally a separate matching utility room and cloakroom WC with access into the integral garage. To the first floor there you will find four versatile bedrooms, an en suite shower room and family bathroom.

Externally there is a large driveway providing ample off road parking and a landscaped south facing rear garden.



Location

Hartshorne is a village in South Derbyshire approximately 2.0 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville close by also offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office and village hall/sports facilities. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.



Accommodation Details - Ground Floor

From the front elevation the property leads directly into a generous entrance hallway with staircase that leads to the first floor landing. Doors leads off allowing access across the ground floor living accommodation including a sizeable reception lounge with feature fireplace and windows to both the front and side elevation, a large open plan living/kitchen with splendid family/sun room having feature fireplace and two sets of French doors to the gardens, ideal for modern family living and entertaining. To complete is a separate matching utility/boot room and cloakroom WC.

First Floor

From the entrance hall the single flight staircase rises up to the first floor landing where you can find all four bedrooms, two of which have built in wardrobes and the family bathroom. Bedrooms one and two are both good sized double rooms that offer far reaching views of the surrounding countryside, bedroom one has the additional benefit of it's own en suite shower room. Bedrooms three and four are situated to the rear of the property with views overlooking the rear gardens. A modern three piece family bathroom completes the first floor.





Outside

Outside the property offers ample off road parking to the front elevation in the form of a large hardstanding leading to the integral garage which has a courtesy door to the cloakroom WC and utility room. gated access to the side elevation leads into a beautifully landscaped south facing rear garden which is mainly laid to lawn but also offers two paved patio areas for both daytime and evening sun.

Tenure & Possession

T The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Sought after village location
- Well presented detached family home
- Generous open plan living/dining/kitchen
- Four good size bedrooms and family bathroom
- Principal bedroom with en suite shower room
- Ample off road parking and attached garage
- Landscaped, south facing rear gardens
- Perfectly situated for city commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water and electricity are connected to the property. The central heating is gas fired and ? provides the Broadband.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax – Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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