



## 36 Lee Lane, Langley, Heanor, Derbyshire, DE75 7HN

**£595,000**



An impressive cottage residence offering contemporary open plan living with gym. Having been superbly modernised to offer stylish modern accommodation with generous car parking, garage, south facing landscaped gardens and bar summerhouse. Offered with vacant possession/ no chain. Viewing is highly recommended to appreciate the superb quality on offer.



# 36 Lee Lane, Langley, Heanor, Derbyshire, DE75 7HN

£595,000



The superb character accommodation has been tastefully extended and modernised to offer stylish contemporary living. The welcoming accommodation comprises Reception hallway, home office/ snug, spacious living dining kitchen with French doors opening onto the gardens, separate utility room, pantry, guest WC and access into the garage. There is a mirrored dance studio/gym, offering potential to convert to annex accommodation.

On the first floor there is a spacious gallery landing with wardrobe storage. The principle suite open plan and split level with dressing area, ensuite and glazed balcony off, perfect for relaxing. Having three further double bedrooms and a luxury spa bathroom with marble steam room shower.

Benefitting from solid oak cottage windows and contemporary solid oak door to the front of the property, with black aluminium framed double glazed windows and doors to the rear. There is gas central heating with under floor heating, security alarm and multi-media sound system in the spa bathroom.

To the front of the property twin Vuba resin drives provide ample off road parking, one leading to the garage and one leads through secure double gates to further hard standing space and the rear garden extending to

approx 0.25 acres. The mature gardens are laid to lawn with with clever landscaping, creating various seating and entertaining levels with cascading water feature, impressive bar summerhouse and vegetable plot.

There is an additional paddock adjacent, extending to approx 2 acres with a separate access, available through separate negotiation.

Langley is a popular area, to the outskirts of Heanor. Having immediate access to many quiet countryside walks to the River Erewash, canal and trails into Shipley Park. Langley Mill railway station is within walking distance and there is easy access to Derby and Nottingham via major road links ie A610, A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A quality contemporary composite entrance door allows access.

## RECEPTION HALLWAY

22'9 x 12' (6.93m x 3.66m)

Having solid oak flooring laid in a herringbone design, original beams to the ceiling, built-in cloaks and shoe storage, oak double glazed window to the front, matt black cast iron column radiator and decorative tongue and groove panelling.

There is a recessed fireplace with slate hearth housing a Clearview multi-fuel stove, wall lighting, recessed shelving, an oak staircase climbs to the first floor and glazed double doors open into the living dining kitchen.

### SNUG/ HOME OFFICE

12' x12' (3.66m x3.66m)

Step into a fully panelled room with book cases and in-built cabinets, flagstone flooring, beams, wall lighting, matt black cast iron column radiator and a solid oak double glazed window to the front.

### HOME GYMNASIUM

23'5 x 12'9 (7.14m x 3.89m )

Having a full wall of floor to ceiling mirrors, inset spot lighting, solid oak flooring, character oak window to the front and black aluminium French door open to the rear.

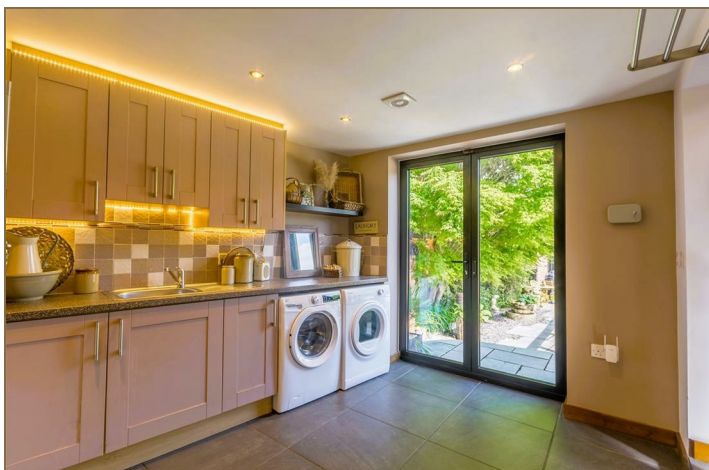
### LIVING DINING KITCHEN

25'4 x 20'4 overall measurements (7.72m x 6.20m overall measurements)

An open plan space with twin apex roofs, inset with Velux skylight windows, which flood the room with natural light. Apex windows with black sliding aluminium doors open onto the garden and there is a natural tiled floor with underfloor heating.

### KITCHEN AREA

Comprehensively appointed with a range of solid oak base cupboards, drawers and eye level units with central island in curved contrasting units with granite top, work surfaces and upstand incorporating an inset stainless steel double sink with monobloc tap. Integrated appliances include a dual fuel range cooker with gas hob and griddle, double ovens and grill with extractor hood over, dishwasher and housing for an American style fridge freezer. There is tiled flooring, breakfast bar, plinth mood lighting and inset spot lighting.



## DINING AREA

Having wall lighting and black aluminium French doors opening onto the breakfast patio.

## LOUNGE AREA

Having a glazed lantern roof light, wifi satellite connection, matching tiled flooring and black aluminium patio door opens to the rear.

## UTILITY ROOM

9'9 x 11'4 max measurements (2.97m x 3.45m max measurements)

The room tapers, fitted with a range of blush coloured base cupboard, drawers and eye level units with granite effect work surfaces, stainless steel sink drainer and complementary splash back tiling and LED plinth lighting. There is plumbing for a washing machine, space for a tumble dryer, ceramic tiled floor, extractor fan, inset spot lighting, personal access to the garage and pantry and aluminium black patio doors open onto the garden.

## PANTRY

Beautifully appointed with a range of bespoke handmade oak shelving and a built-in double larder cabinet with solid marble tiled floor laid in a black and white chequered pattern.

## GUEST WC

Having a low flush WC, wall mounted wash hand bowl with slate splash back tiling, tiled flooring, heated towel radiator and extractor fan.

## ON THE FIRST FLOOR

Oak stairs climb to the first floor.

## OPEN LANDING

There is a solid oak double glazed character window to the front elevation, matt black cast iron column radiator and a range of built-in wardrobes with matching paneling. There is inset spot lighting and a sun tunnel lighting up the space with access to the roof void.



## PRINCIPLE BEDROOM SUITE

22'9 x 12'9 (6.93m x 3.89m )

A generous split level room with dual aspect windows and walk through dressing area having an oak double glazed window to the front elevation and wardrobe space. There is inset spot lighting, white cast iron column radiator, feature exposed brick chimney breast and Velux skylight window. A step down into an open ensuite appointed with a double shower enclosure with thermostatic shower, vanity wash hand basin and low flush Wc, heated towel radiator, extractor fan, polished wooden flooring and black aluminium French door open onto a balcony with glass balustrade, perfect for relaxing and enjoying the views.

## BEDROOM TWO

14'4 x 12' (4.37m x 3.66m )

There is a double glazed aluminium window to the rear elevation enjoying open views and cast iron column radiator.

## BEDROOM THREE

12'1 x 9'11 (3.68m x 3.02m)

There is a double glazed aluminium window to the rear elevation enjoying open views and a cast iron column radiator.

## BEDROOM FOUR

12' x 9'8 (3.66m x 2.95m )

There is a black cast iron column radiator and oak character window to the front elevation.

## LUXURY SPA BATHROOM

Beautifully appointed with a marble effect tiled walk-in spa shower with steam vent, drench shower and porcelain tiled bench, recessed shelving with mood lighting, in built speaker system and marble tiled floor with under floor heating. There is a classic Burlington vanity wash stand and high flush WC, extractor fan, heated towel radiator and an aluminium window to the side elevation.

## OUTSIDE

To the front of the property is a reclaimed



brick wall with resin driveways to both sides, one providing access to the garage with EV charger and personal door. To the other side of the property the driveway extends through secure double gates to a hard standing area with Vebu resin covering.

### **GARAGE**

Having double doors, light, power, in-built dog bath with electric shower and personal doors into the property and to the front.

### **GARDEN**

The beautifully landscaped gardens extend to approx 0.25 of an acre, enjoying a southerly open aspect. There is a sunny Millboard decked seating area with oak and wire balustrade, limestone paved paths and steps lead to a lawned garden with cascading water feature and Summerhouse bar. There are well stocked flower beds, discrete a sun terrace, vegetable plot, outside mood lighting, various power point, dawn to dusk external lighting, reclaimed brick built outhouse, log store,

wooden garden shed and a mature willow tree casts a dappled shade. A five bar gate allows access to the adjacent grazing paddock (approx two acres) available through separate negotiation.

### **SUMMERHOUSE BAR**

25'1 x 10'3 (7.65m x 3.12m )

A fabulous entertaining space constructed with timber and cladding and aluminium bi-fold doors, ceramic tiled flooring, light and power.





## Road Map



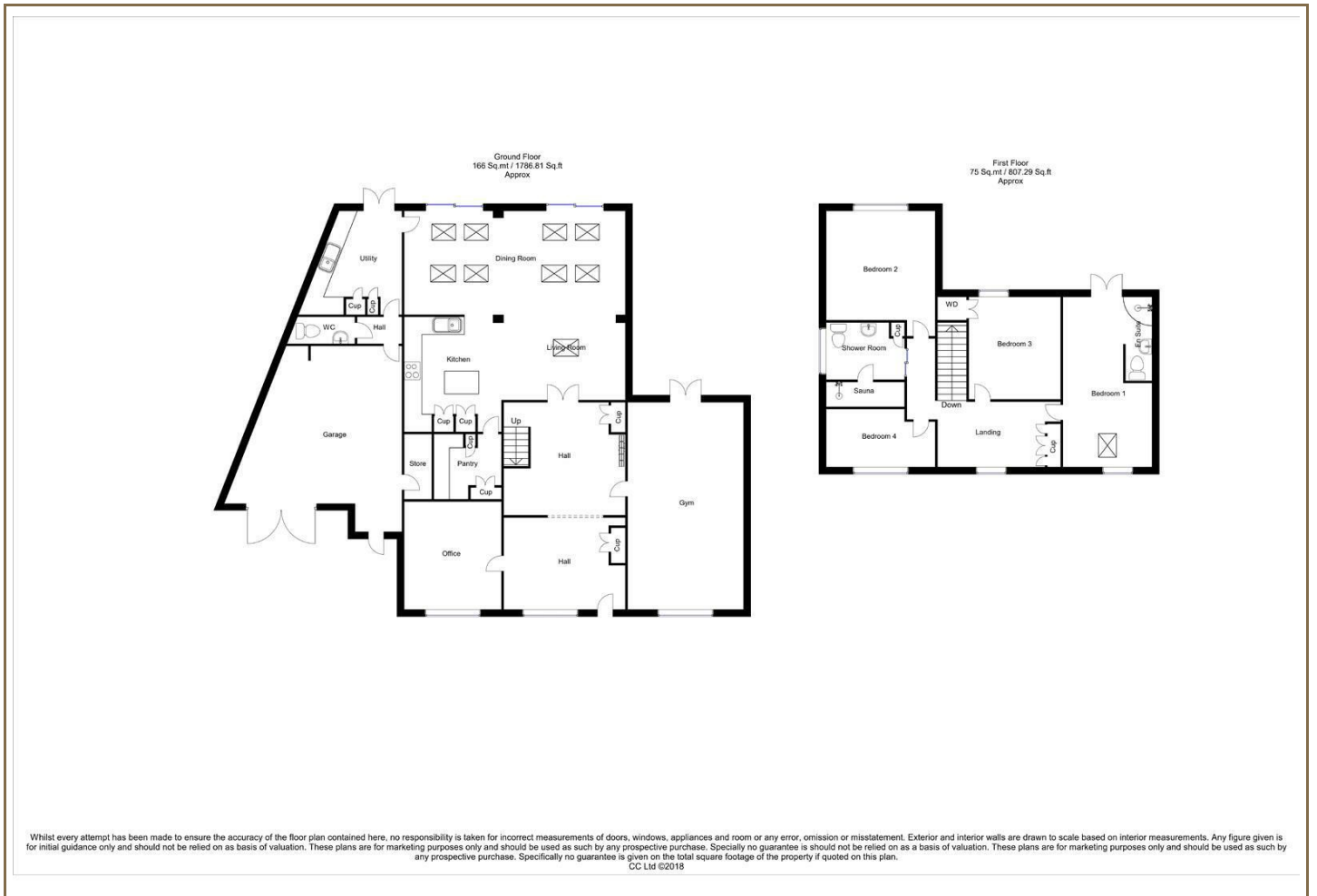
## Hybrid Map



## Terrain Map



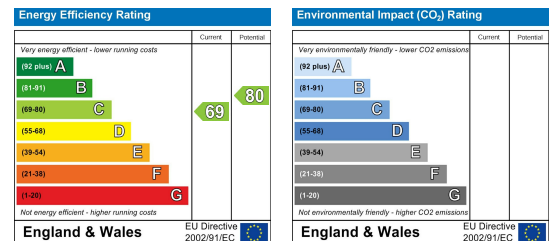
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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