

Fletcher & Company

9 Slack Lane, Nether Heage, Belper, DE56 2JU

Offers Around £279,950

Freehold



- A Double Fronted Detached Stone Cottage
- Sought After Village Location
- Entrance Hall And Sitting Room
- Dining Room, Kitchen And Conservatory
- Three Bedrooms
- Bathroom
- Requiring Modernisation/Upgrade
- Driveway And Detached Garage With Workshop
- Delightful Cottage Garden
- Countryside Views





Summary

A delightful stone detached cottage located within the sought after village of Nether Heage approximately two miles from Belper Town Centre and within easy reach of the A6, A38 and M1. Excellent rail links to London St Pancras and access to The Peak District.

The accommodation comprises entrance hall, sitting room, dining room, kitchen, conservatory, three bedrooms and a bathroom.

The cottage has gardens to the front and rear enjoys far reaching countryside views. There is a driveway, garage and an extensive workshop.

Priced to reflect the need for modernisation/upgrade throughout.

Offered with no chain and vacant possession.

F&C

On The Ground Floor

Entrance Hall

3'4" x 2'9" (1.04 x 0.84)

Having a hardwood door with stairs leading into the first floor and a central heating radiator.

Lounge

12'11" x 10'1" (3.95 x 3.09)

With a feature chimney breast with arched recess housing an electric fire. There are beams to the ceiling, a central heating radiator, three UPVC double glazed windows all with tiled sills. There is built in bookcase and wall lighting.



Dining Room

12'7" x 11'9" (3.84 x 3.60)

Having a stone fireplace housing a living flame gas fire and having an attached seating area.. There are beams to the ceiling, two double glazed windows with tiled sills, a central heating radiator and a quarry tiled floor. An under stairs cupboard provides excellent storage space.



Kitchen

8'5" x 7'10" (2.57 x 2.40)

Comprehensively fitted with a range of base cupboards, drawers and eyelevel units with a complimentary roll top worksurface over incorporating a sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, grill, hob and extractor hood with light over. Having some tiling to the splashback, pine panelling to some walls, a tiled floor, space for refrigerator, inset spotlight in the ceiling and a UPVC double glazed window to the side. There is a central heating radiator and a door leads to the conservatory/sunroom.



Conservatory/Sun Room

10'2" x 8'4" (3.10 x 2.55)

With single glazed windows and a tiled floor. Two doors provide access to the rear garden and garage/workshop.

On The First Floor

Landing

7'0" x 2'6" (2.15 x 0.77)

With a window to the rear elevation providing views of the garden and the countryside beyond. Wall mounted single radiator.

Bedroom One

13'4" x 9'10" (4.08 x 3.02)

With a double glazed window to the front elevation providing open views. There is a central heating radiator, fitted mirror fronted wardrobes and access is provided to the roof space.



Bedroom Two

10'8" x 5'11" (3.26 x 1.82)

With a window to the side elevation, fitted wardrobes and dressing table and a central heating radiator.



Bedroom Three

9'9" x 5'7" (2.99 x 1.72)

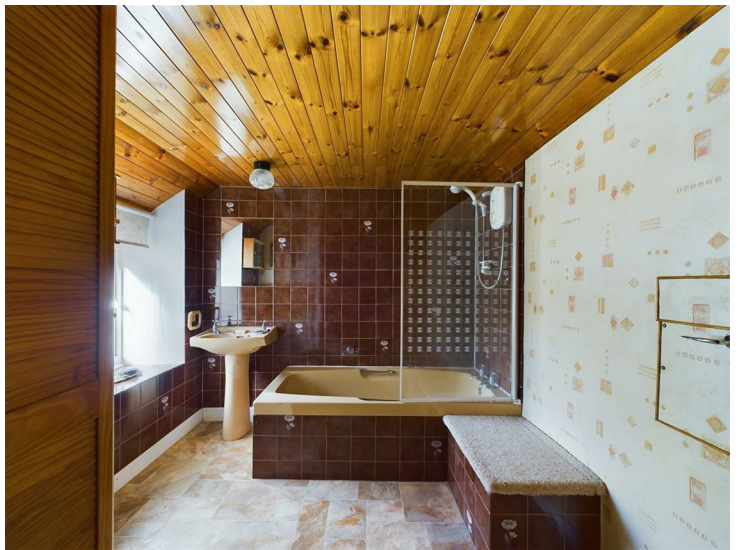
With a window to the front elevation and a central heating radiator.



Bathroom

8'6" x 7'10" (2.61 x 2.41)

Appointed with a three piece suite to include WC, pedestal wash hand basin and panelled bath with wall mounted electric shower over and complementary glass shower screen. There is tiling to the walls, a double glazed obscured window, a central heating radiator and built-in airing cupboard with useful storage space .



Outside

A pressed concrete driveway and path lead to the front elevation and also give access to the attached garage and workshop with parking space in front. The front garden is well stocked with a variety of shrubs and flowering plants. A gate to the side provides access to the rear.

The delightful rear garden offers a high degree of privacy with a paved pathway providing access and an enclosed surround. The rear garden has a lawned area, a paved patio, gravelled area, raised beds and there are a variety of shrubs and flowering plants. The garden enjoys an elevated position with countryside views. A path leads to three outbuildings which provide excellent storage space and one houses an outside WC.



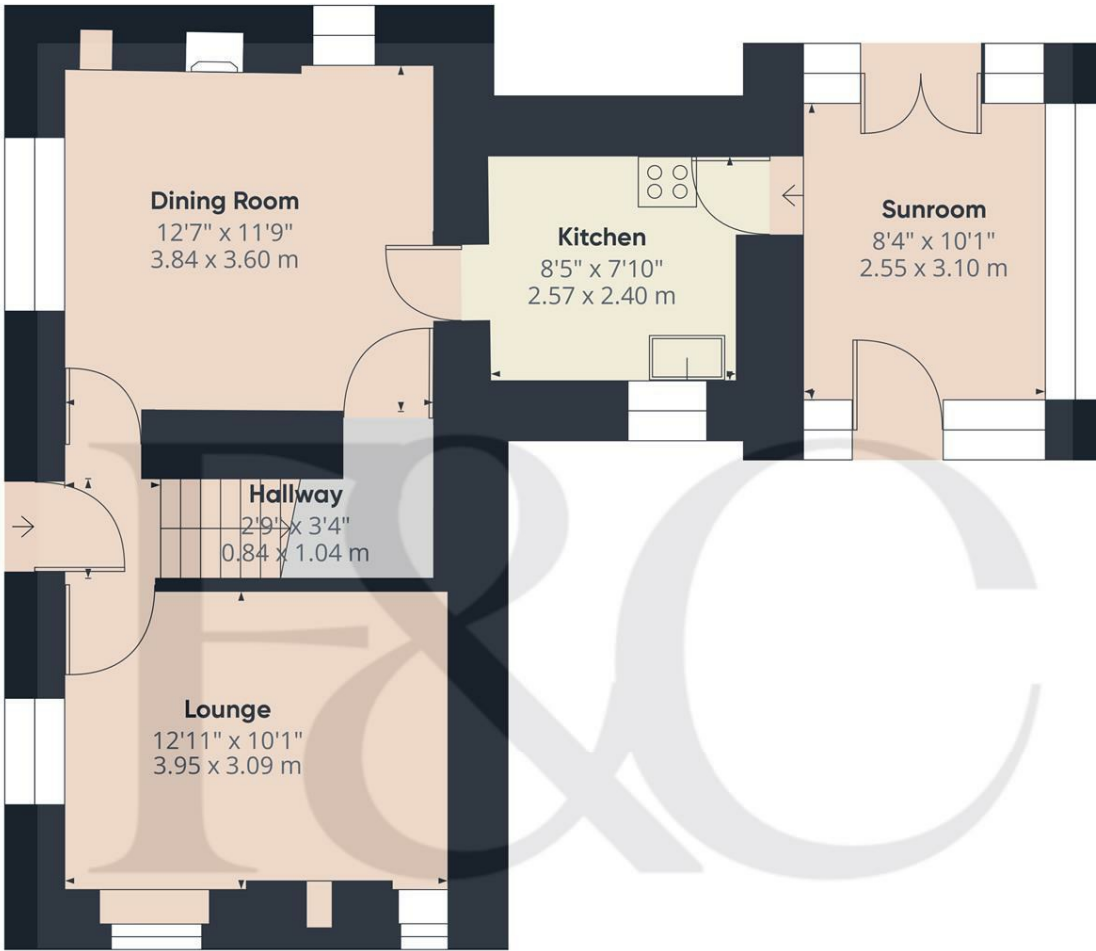
Access is also provided via two personal doors into the Garage and Workshop..

Garage/Workshop

52'8" (maximum depth) x 9'11" extending to 13'10" (16.05m (maximum depth) x 3.02m extending to 4.22m)

With double timber doors providing access, two personal doors to the side, light and power.

Council Tax Band D



Floor 0 Building 1

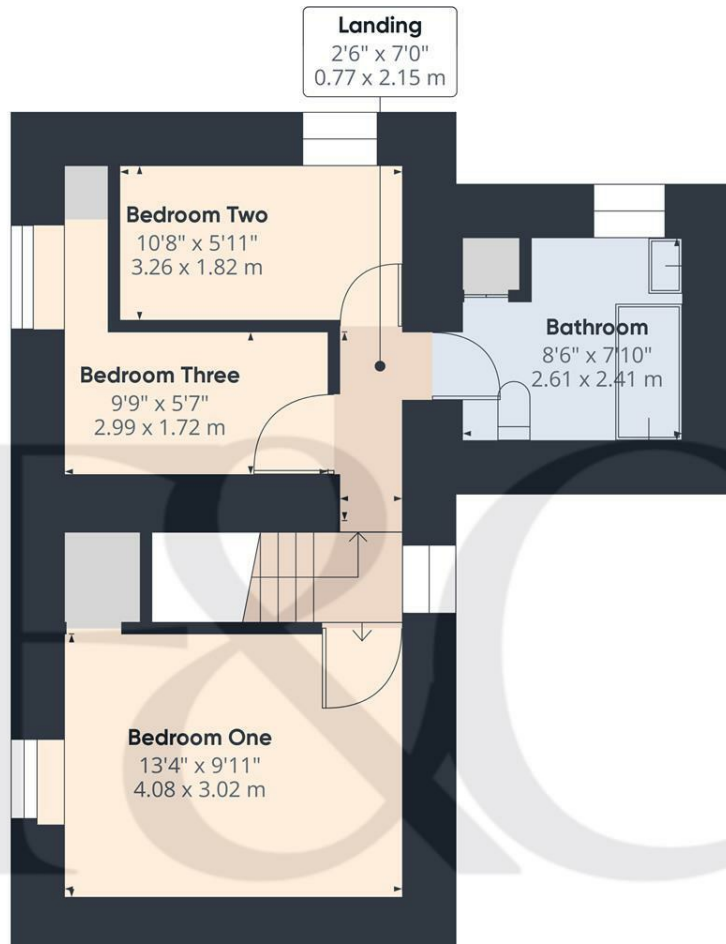
Approximate total area⁽¹⁾
490.83 ft²
45.6 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Floor 1 Building 1

Approximate total area⁽¹⁾
370.17 ft²
34.39 m²

(1) Excluding balconies and terraces

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Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

9 Slack Lane
Nether Heage
Belper
DE56 2JU

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	