



Pepper Lane
Stanton-By-Dale, Derbyshire DE7 4QB

A PRE-1900'S TWO BEDROOM COTTAGE.

£279,995 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS PRE-1900'S TWO BEDROOM COTTAGE SITUATED IN THE HEART OF THIS PICTURESQUE DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises living room, dining area/snug, inner lobby, WC and kitchen. The first floor landing then provides access to two good size double bedrooms with the rear bedroom benefitting from an en-suite shower room.

The property also benefits from gas fired central heating from combination boiler, double glazed windows and enclosed cottage-style garden to the rear.

The property is situated in the heart of this desirable Derbyshire village location which boasts two popular public houses/restaurants, as well as offering fantastic transport links nearby such as the A52, Junction 25 of the M1 and Nottingham electric tram terminus situated at Bardills roundabout. The property also offers great connections to the nearby towns of Stapleford and Ilkeston which offer a wide variety of national and independent retailers and shopping facilities.

From the village, there is also fantastic countryside access, ideal for dog walkers and hikers alike.

We believe the property would be suitable for a wide variety of different buying types and highly encourage an internal viewing to fully appreciate the property as a whole.



LIVING ROOM

11'10" x 10'5" (3.61 x 3.18)

Front panel and glazed entrance door, double glazed window to the front, fitted latched door to a turning staircase rising to the first floor, radiator, sliding door into the lobby, latched door into the dining area, media points, fixed shelving, meter cupboard box, oak flooring, multifuel burning stove.

DINING AREA/SNUG

10'5" x 8'5" (3.18 x 2.57)

Double glazed window to the front, radiator, wall light points.

INNER LOBBY

10'5" x 7'4" (3.18 x 2.26)

Walk-in pantry-style storage cupboard, double glazed window (with fitted roller blind), radiator, LED spotlights, tiled flooring, stable door with access to the rear garden, latched door to the WC, access to the kitchen.

GROUND FLOOR WC

4'8" x 4'3" (1.43 x 1.30)

Two piece suite comprising push flush WC and wash hand basin with mixer tap with tiled splashbacks. Decorative panelling to dado height, double glazed window to the rear (with fitted roller blind), tiled floor.

KITCHEN

11'10" x 7'7" (3.61 x 2.32)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating four ring gas hob, inset single sink and draining board with central mixer tap and tiled splashbacks, plumbing for washing machine and space for under-counter fridge and freezer, in-built oven, radiator, space for table and chairs, LED spotlights, boiler cupboard housing the recently fitted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted roller blind).

FIRST FLOOR LANDING AREA

Doors to both double bedrooms and loft access point.

BEDROOM ONE

14'0" x 12'2" (4.29 x 3.73)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece suite comprising walk-in corner shower cubicle with glass door and screen with mains shower, push flush WC, circular bowl sink unit with mixer tap and storage shelving beneath. Window to the side (with fitted roller blind), decorative butterfly boarding and panelling, tile effect flooring and central ceiling light.

BEDROOM TWO

14'0" x 11'11" (4.27 x 3.64)

Double glazed window to the front, radiator, vaulted-style ceiling.

OUTSIDE

To the front of the property there is access to the cottage front entrance door which is accessed set back from the centre of the village Dale Road onto Pepper Lane.

TO THE REAR

The rear garden is enclosed by decorative cottage wall and timber fencing to the boundary line split into two lawn sections with pathway providing access to the foot of the plot where a brick garden store (power and lighting) with pitched and tiled roof can be found. Within the garden there is a good size paved patio area (accessed from the lobby's stable door), raised and planted flower borders housing a variety of bushes and shrubbery, bin storage area, external lighting point and water tap.

DIRECTIONAL NOTE

Upon entering the village from Sandiacre via Bostocks Lane/Rushy Lane, proceed round the bend onto Main Street, turn right at the central part of the village onto Dale Road before continuing along onto Pepper Lane. The property can then be found on the left hand side.





GROUND FLOOR
1ST FLOOR

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and all other items are approximate and for information only and should be used as such for any reference or use. This plan is for illustrative purposes only and should be used as such for any reference or use. The floorplan is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.