



Manor Lodge, London Road,  
Shardlow, Derbyshire  
DE72 2GP

**O/O £700,000 Freehold**

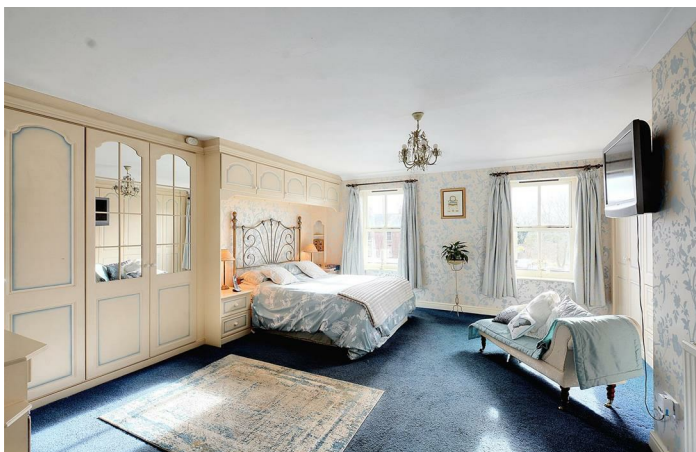


A FIVE DOUBLE BEDROOM, DOUBLE FRONTED DETACHED FAMILY HOME WITH VIEWS OVER OPEN FIELDS TO THE REAR.

Robert Ellis are delighted to bring to the market this stunning double fronted detached home in Shardlow. Elegantly positioned with field views to the rear and electric gates upon entrance, this property will meet all expectations upon viewing.

There is a beautiful hallway offering access to the first floor in addition to a sitting room which is accessed from double doors and boasts a stunning brick surround fireplace, the dining kitchen stretches in excess of 28' and offers a fantastic social place with dining in addition to built-in appliances, space for a Range Master cooker and an island unit. There is also a large TV room providing a beautiful space for the family to enjoy time together, there is a utility room and office with box bay window and storage, along with a cloaks/w.c. to complete the ground floor accommodation. To the first floor a stunning landing offers a window overlooking the front of the property and provides access to five double bedrooms with the master boasting fitted units in addition to the superbly sized four piece en-suite. The second bedroom offers rear aspect views and also benefits from an en-suite. To the front of the property there is an electric gated entrance leading to the driveway which is block paved with ample off road parking as well as a car port. The rear garden overlooks fields and offers a mixture of mature garden areas as well as a low maintenance section and patio.

Shardlow is a pretty village which has the Trent and Mersey canal running through it which helps to provide a peaceful setting while with the excellent local road networks means the village is well placed for easy access to all the amenities and facilities provided by Castle Donington, Long Eaton where there are Asda and Tesco superstores along with many other retail outlets, when open there are several local pubs and places to eat, Borrowash is also within reach as is the Pride Park retail park and Derby. There is also an excellent local school for younger children with both state and independent schools for older children being within easy reach. There are walks in the surrounding picturesque countryside and along the canal and the excellent transport links include J24 of the M1, the A50 and A42, East Midlands Airport and East Midlands Parkway station and an excellent road network which provides good access to Nottingham, Derby, Leicester, Loughborough and many other East and West Midlands towns and cities.



## Hallway

Front entrance door, radiator, coving to the ceiling, Karndean flooring, stairs to the first floor, storage cupboard and doors to:

## Office

11'8 x 11'5 into bay approx (3.56m x 3.48m into bay approx)  
Box bay window to the front, coving to the ceiling and radiator.

## Cloaks/w.c.

Hardwood floor, timber double glazed window to the front, low flush w.c., vanity wash hand basin, part tiled walls and radiator.

## Sitting Room

22'10 x 13'5 max approx (6.96m x 4.09m max approx)  
Brick surround fireplace, two radiators, coving to the ceiling and double glazed patio doors to the rear.

## Dining Kitchen

28'9 x 11'4 approx (8.76m x 3.45m approx)  
Matching wall and base units with work surfaces over, twin Belfast sink, integrated dishwasher, integrated two fridges, space for a Range Master with overhead extractor, part tiled walls and island, Karndean flooring, two radiators, three timber framed double glazed windows to the rear and double glazed French doors to the rear.

## Utility Room

7' x 10' approx (2.13m x 3.05m approx)  
Door to the side, timber framed double glazed window to the side, matching wall and base units with work surfaces over, Belfast sink, part tiled walls, cupboard downlights and a radiator.

## TV Room

17'7 x 13'4 to 16'2 (5.36m x 4.06m to 4.93m)  
Two timber framed double glazed windows to the front, radiator and coving to the ceiling.

## First Floor Landing

Loft access hatch, double glazed window to the front and airing cupboard.

## Bedroom 1

14'10 x 16' approx (4.52m x 4.88m approx)  
Two timber framed double glazed windows to the front, built-in wardrobes, coving to the ceiling and radiator.

## En-Suite

7'9 x 9'4 approx (2.36m x 2.84m approx)  
Timber framed double glazed window to the side, low flush w.c., bidet, pedestal wash hand basin, radiator, fully tiled walls, single shower cubicle with wall mounted electric shower and extractor.

## Bedroom 2

12'2 x 11'6 plus recess approx (3.71m x 3.51m plus recess approx)  
Timber framed double glazed window to the rear, radiator, laminate flooring.

## En-Suite

Double glazed window to the rear, low flush w.c., pedestal wash hand basin, laminate flooring, single shower cubicle, wall mounted electric shower, extractor fan.

## Bedroom 3

14'2 x 11'1 approx (4.32m x 3.38m approx)  
Double glazed window to the rear, laminate flooring, coving to the ceiling and built-in wardrobes.

## Bedroom 4

13'3 x 12' approx (4.04m x 3.66m approx)  
Timber framed double glazed windows to the front and side, fitted wardrobes and radiator.

## Bedroom 5

11'5 x 11'11 approx (3.48m x 3.63m approx)  
Timber framed double glazed window to the rear, fitted wardrobes and radiator.

## Bathroom

Timber framed double glazed window to the front, low flush w.c., his and her circular sinks, Jacuzzi bank, single shower cubicle with wall mounted electric shower, chrome heated towel rail, extractor fan and part tiled walls.

## Outside

There is ample off road parking to the front for multiple vehicles with a brick wall to the boundary, electric gates and car port for two cars.

The rear garden is laid mainly to lawn, walls to the boundaries, patio area, artificial lawn area, shrubs and mature planting to the borders and overlooking fields to the rear.

## Directions

Drive into Shardlow on the London Road and the property can be found on the right hand side as identified by our for sale board.  
7799AMCO

## Council Tax

South Derbyshire Council Band D



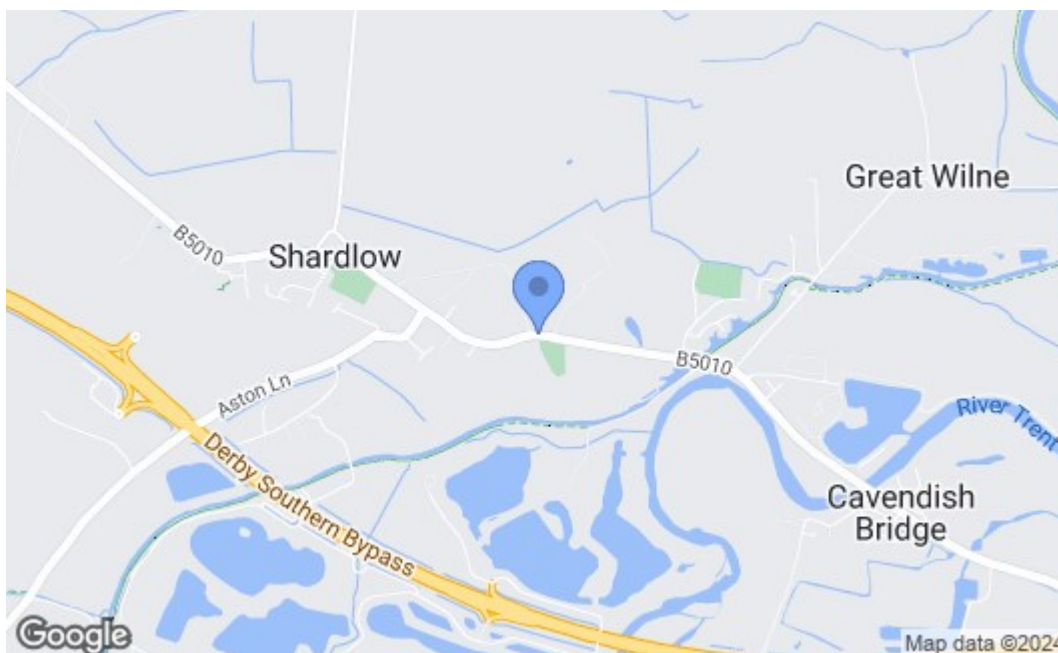
GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR  
1051 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA: 2348 sq.ft. (218.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.