



Wilne Lane,
Shardlow, Derbyshire
DE72 2HA

£450,000 Freehold

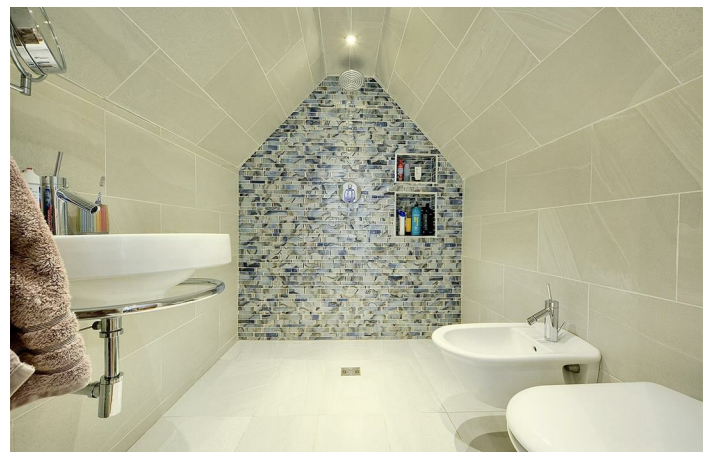


A FOUR BEDROOM DETACHED HOME SITUATED IN A RURAL LOCATION, BUT STILL BEING ACCESSIBLE TO SHOPS AND OTHER AMENITIES AS WELL AS TO EXCELLENT TRANSPORT LINKS. PROSPECTIVE OWNERS WILL APPRECIATE THE NEARBY RIVER AND CANAL, PERFECT FOR LEISURELY WALKS AND RECREATIONAL ACTIVITIES AS WELL AS THE MANY NEARBY PUBS AND RESTAURANTS.

Robert Ellis are delighted to bring to the market this detached home situated on Wilne Lane within the popular village of Shardlow. With open field views, fantastic living space and great external space, the property is well worthy of an internal viewing.

In brief the front entrance door opens into the hallway and provides access to the first floor via the staircase in addition to the ground floor accommodation. There are three bedrooms to the ground floor as well as a beautiful modern bathroom. To the rear aspect of the accommodation there is a breakfast kitchen with patio doors to the rear garden, built-in appliances, a Belfast sink and an island and also provides access to the lounge and boasts a log burner and heats the area superbly. To the first floor there is a first floor living room with oak flooring, beautiful balcony accessed from the French doors providing stunning countryside views, there is also a master bedroom with built-in wardrobes, solid oak flooring and access to a great size en-suite shower room. Outside the property sits on a good size plot and boasts ample parking whilst also offering a detached garage.

Shardlow is a pretty village which is situated approximately 6 miles from Derby and 11 miles from Nottingham. There is an abundance of local history and today Shardlow is considered one of the most complete examples of a surviving canal village which adds to the appeal of the area as a place to live. Although the location has very much a rural feel, it is only a few minutes drive away from the shops and other amenities found in nearby Castle Donington as well as those found in Long Eaton where there are Asda, Tesco, Aldi and Lidl stores and many other retail outlets with other shops being at Pride Park and Derby. There are excellent local pubs and places to eat in Shardlow, walks in the surrounding picturesque countryside as well as other areas of South Derbyshire and one of the really important advantages of living at Shardlow is its close proximity to the excellent transport links which provide good accessibility to Derby, Nottingham, Loughborough and Leicester. With close proximity also to J24 of the M1 as well as the A50 and A42 being on the doorstep, this allows easy access to other parts of the East and West Midlands and further afield. East Midlands Airport is only a few minutes drive away with the skylink bus service providing transport to Castle Donington and the airport and East Midlands Parkway station is again only a short drive away which as well as the M1 provides another means of transport to the North and South of the country.



Hallway

Door to the front, tiled flooring, radiator, coving to the ceiling, double glazed window to the rear and built-in storage.

Bedroom 2

10'9 max x 12'9 approx (3.28m max x 3.89m approx)
Double glazed window to the front, radiator and coving to the ceiling.

En-Suite

Double glazed window to the rear double shower cubicle with wall mounted shower, vanity wash hand basin, low flush w.c., tiled flooring, part tiled walls and coving to the ceiling.

Bedroom 3

13'4 x 8'6 approx (4.06m x 2.59m approx)
Double glazed window to the front, radiator.

Bedroom 4

7'3 x 10' approx (2.21m x 3.05m approx)
Double glazed window to the front, radiator.

Bathroom

Part tiled walls, tiled flooring, tiled bath, low flush w.c., double glazed window to the rear, chrome heated towel rail and vanity wash hand basin.

Lounge

10'6 x 15' approx (3.20m x 4.57m approx)
Two double glazed windows to the rear, double glazed patio doors to the rear, log burner, tiled flooring and coving to the ceiling.

Breakfast Kitchen

24'6 max x 10'8 approx (7.47m max x 3.25m approx)
Wall and base units with work surfaces over, integrated fridge, two freezers and washing machine, inset Belfast sink with swan neck mixer tap over, space for a Rangemaster cooker, extractor hood over, island unit with seating for two, two sets of double glazed patio doors to the rear and side, tiled flooring.

First Floor Landing

With doors to:

Sitting Room

Double glazed windows to the front and side, French doors leading to the balcony, gas fire log burner effect, oak flooring, radiator and door to:

Bedroom 1

13'2 x 20'9 approx (4.01m x 6.32m approx)
Double glazed windows to the front and rear, oak flooring, radiator and archway through to:

Dressing Area

4'1 x 7'8 approx (1.24m x 2.34m approx)
Giving access to:

En-Suite

Fully tiled walls, circular wash hand basin, low flush w.c., walk-in shower with rainwater shower head, bidet, tiled flooring and extractor.

Outside

To the front of the property there is a small pathway leading to the front door, low level fencing and gated access to the driveway which provides ample off road parking, lawned areas, patio area and detached garage with up and over door, power and lighting.

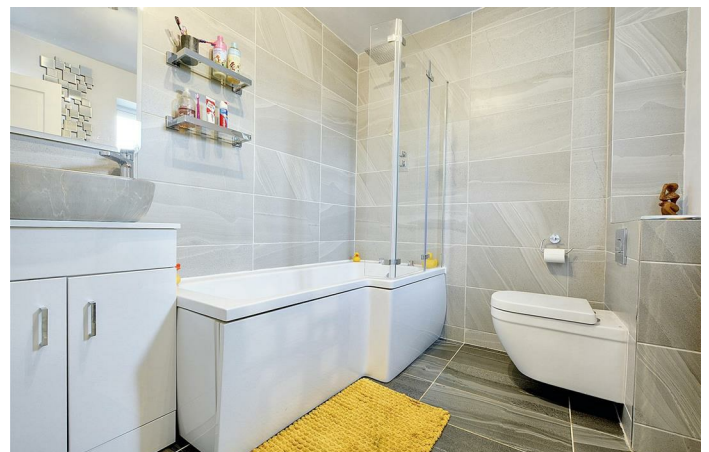
Directions

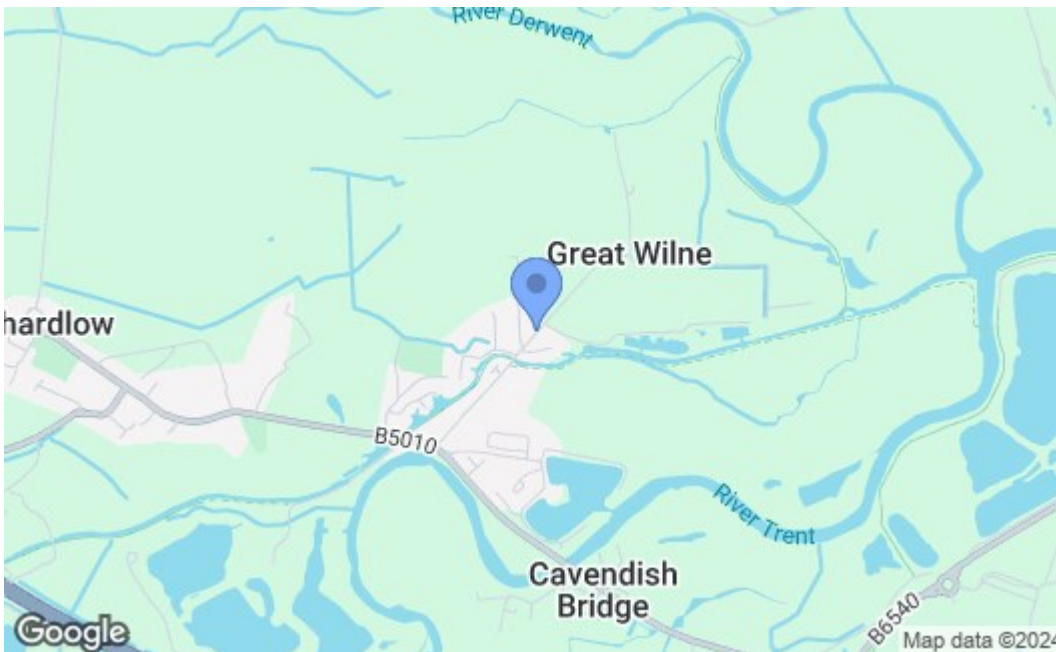
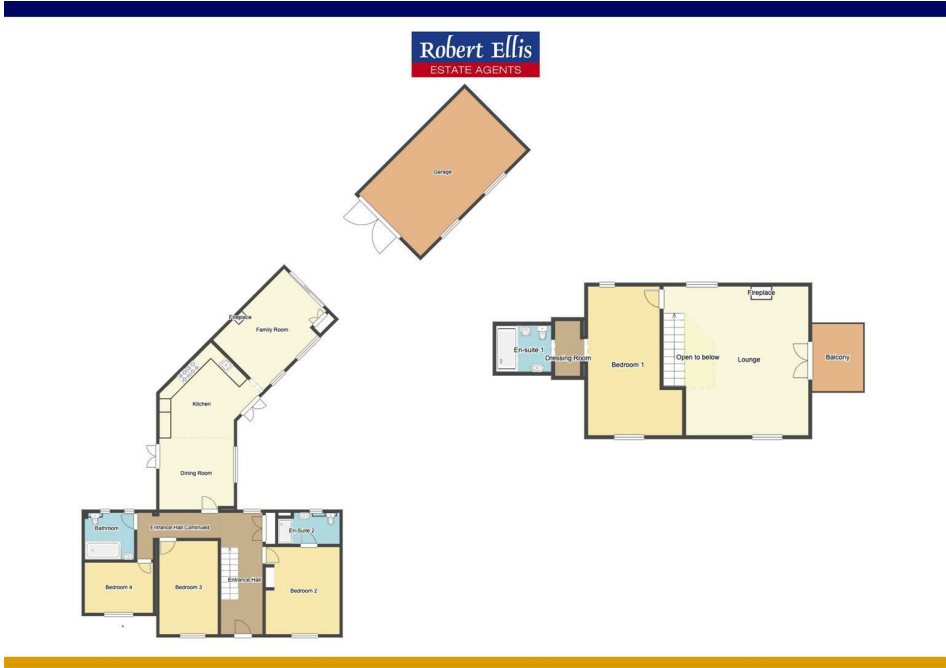
The property is best approached by leaving the A50 at the Shardlow roundabout dropping onto the A6 and turning right at the Navigation and into Wilne Lane. Continue along Wilne Lane and the property can be found on the left hand side identified by our for sale board.

7861AMCO

Council Tax

South Derbyshire Council Band F





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	78
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.