



Wilne Lane,  
Shardlow, Derbyshire  
DE72 2HA

**£230,000 Freehold**



A BEAUTIFUL COTTAGE CURRENTLY USED AS A HOLIDAY LET SITUATED IN A PICTURESQUE RURAL LOCATION, BUT STILL BEING ACCESSIBLE TO SHOPS AND OTHER AMENITIES AND FACILITIES AND TO EXCELLENT TRANSPORT LINKS.

We are very pleased to be asked to market this two bedroom quirky character cottage which we believe dates back to the 1850's and provides a home which has a cosy feel and at the front overlooks open fields and farm land. Used as a holiday let on The property has been upgraded throughout with a new kitchen and bathroom having been fitted, but still retaining its character with original beams and internal doors and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the whole property for themselves. The property has recently had a log burning stove incorporated in the brick chimney breast in the lounge which is positioned to the front of the cottage and this helps to provide a warm feeling throughout the cottage and helps to add to the charm and character. We feel the property will be of interest to a whole range of buyers, from those buying their first home to people who might be downsizing from a larger property and are in search of a cottage style property they can move in to without having to do any work whatsoever. Or someone looking for an ideal holiday let which is ready to go!

The property has on the road parking at the front and is constructed of brick to the external elevation under a pitched tiled roof and provides tastefully finished accommodation which has quality flooring fitted throughout and derives all the benefits of having gas central heating and includes a lounge which has the feature fireplace incorporating the log burner and beams to the ceiling, inner hallway which leads to the luxurious bathroom that has a shower over the bath position and at the rear is the exclusively fitted dining kitchen which has white gloss fitted wall and base cupboards and integrated appliances. To the first floor the landing leads to the two bedrooms, both of which have laminate flooring. To the rear of the cottage there is a very private block paved courtyard garden which has a raised brick bed and provides a lovely place to sit and enjoy outside living during the warmer months. The property is ideally situated for walks along the nearby canal and the overlooking fields.

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 and Tesco 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.



### Lounge/Sitting Room

12'7 x 10'3 approx (3.84m x 3.12m approx)

Wooden front door with two inset opaque glazed panels, Georgian glazed window to the front, log burning stove incorporated in a feature brick chimney breast with a wood shelf over and a hearth, engineered oak flooring which extends through into the inner hall, two wall lights, beams to the ceiling, radiator, feature capped original gas light, original wooden door to:

### Inner Hall

Stairs with cupboard under leading to the first floor.

### Dining Kitchen

12'8 x 10'9 approx (3.86m x 3.28m approx)

The kitchen has been re-fitted over recent years and has white gloss finished units with brushed stainless steel fittings and wood grain effect work surfaces and includes a stainless steel sink with mixer tap and a four ring hob set in a work surface which extends to two sides with an integrated washing machine, cupboards, oven and drawers beneath, integrated upright fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas, Georgian windows to rear, wall mounted boiler (installed approx 3 years ago), window to the rear, wooden door leading out to the rear garden, hatch to loft space above this room and radiator.

### Bathroom

The bathroom has a white suite and includes a panelled bath with mixer taps and a mains flow shower over with a protective screen, pedestal wash hand basin with mixer tap and low flush w.c., tiling to the walls by the sink, bath and w.c. areas, radiator, built-in cupboard, feature original door leading to the hall, beams to the ceiling, extractor fan and LVT Harvey Maria flooring.

### First Floor Landing

Hatch to loft and doors to:

### Bedroom 1

12'7 x 10'3 approx (3.84m x 3.12m approx)

Georgian window to the front with views over the open fields, Quick-step laminate flooring and radiator.

### Bedroom 2

9'8 x 6'4 max approx (2.95m x 1.93m max approx)

Window to the rear, Quick-step laminate flooring and radiator.

### Outside

The garden is to the rear of the cottage and it is a block paved courtyard style garden with a raised brick bed and is kept private by having brick and stone work to the boundaries. There is a brick store, an outside tap, outside light and there is a log store which will remain when the property is sold.

### 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 is found on the left hand side identified by a sign board.

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### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

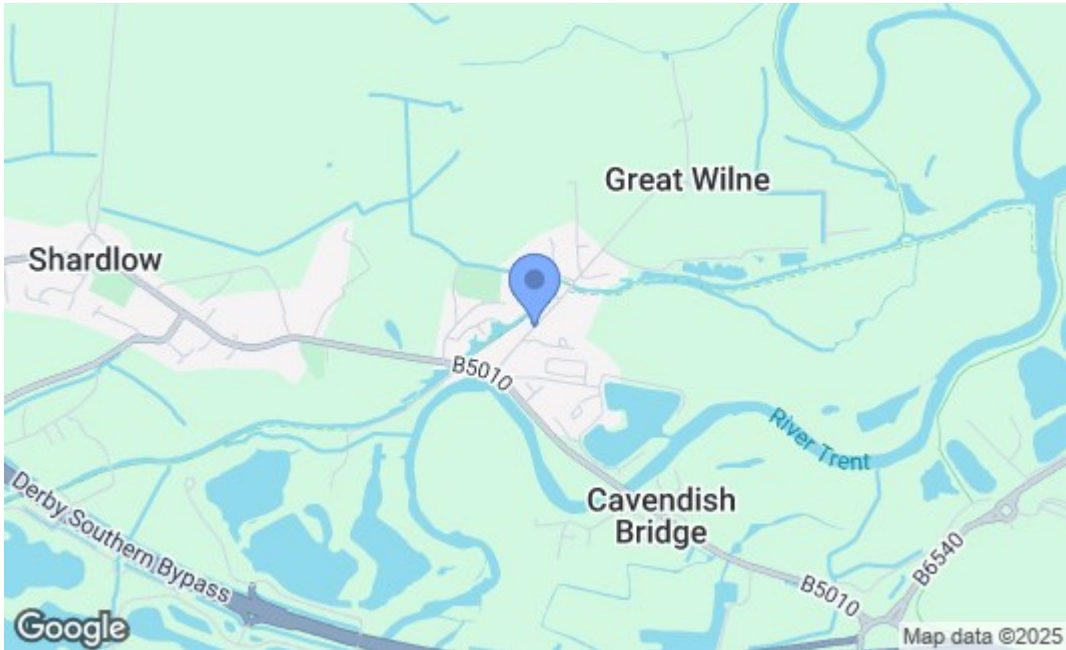
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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		91
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.