



**Sally Botham**  
ESTATES



**10 MILL LANE**  
**Belper, DE56 1LG**  
**£235,000**

A well-presented stone-fronted cottage-style property, ideally located within easy reach of the town centre and the park at the centre of Belper. The accommodation offers: two double bedrooms; family bathroom; spacious dining-sitting room; and fitted kitchen. There is a decked patio immediately to the rear of the property, and a delightful enclosed garden adjacent. The property has a dressed-stone front set beneath a traditional slate roof and has a panelled entrance door with over-door light which opens to:

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## RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, central heating radiator with thermostatic valve, and coat hanging space. A half-glazed panelled door with bevelled glass panes opens to:

## DINING-SITTING ROOM

A delightfully spacious room with a front-aspect double-glazed window and a rear-aspect UPVC double-glazed window overlooking the decked terrace and with views over the gardens to the greenery of the park. There is a feature fire opening with a rustic brick insert, exposed stone lintel, and raised stone hearth, housing a log-burning stove. The room has a built-in glass-display corner cupboard, wall and centre light points, a television aerial point, and a panelled door opening to a useful deep under-stairs storage cupboard with a light. A door opening leads to:



## KITCHEN

Having dual-aspect UPVC double-glazed windows with pleasant views over the gardens, and an oak stable-style entrance door opening onto the rear of the property. The room has ceramic tiles to the floor and a range of units with cupboards and drawers beneath a solid timber worksurface with a matching upstand. There are wall-mounted open-display shelves, and set within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap. Fitted within the kitchen is a four-burner Hotpoint gas hob with a cooker hood over and electric fan-assisted oven beneath. Beneath the worksurface there is space and connection for an automatic washing machine or dishwasher, and there is space for a fridge-freezer. Sited within the room is the Worcester gas-fired boiler which provides hot water and central heating to the property. There is space within the kitchen for a breakfast table if required.



From the hallway, a staircase rises to:

## FIRST FLOOR LANDING

Where a loft access hatch opens to a partially-boarded loft space with a retractable ladder. The landing has a central heating radiator, and panelled doors opening to:

## BEDROOM ONE

A delightfully spacious double bedroom with two front-aspect double-glazed windows overlooking the cottages on Mill Lane. The room has polished exposed pine floorboards and a feature cast iron bedroom fireplace with a raised slate hearth. There is a central heating radiator with thermostatic valve.



## BEDROOM TWO

With a rear-aspect double-glazed window overlooking the surrounding gardens and the trees of the park. The room has a central heating radiator with thermostatic valve and telephone point, making it ideal as a work-from-home space if not required as a bedroom.

From the landing, a door opens to a linen cupboard with slatted linen storage shelving and space and connection for an automatic washing machine if required. A further panelled door opens to:

## FAMILY BATHROOM

With a rear-aspect double-glazed window with obscured glass, polished exposed pine floorboards, and a suite with: panelled bath; pedestal wash hand basin; dual-flush close-coupled WC; and tiled shower cubicle with mixer shower. The room has an extractor fan and a chrome-finished ladder-style towel radiator.

## OUTSIDE

Immediately to the rear of the property is a raised decked seating area with steps which lead to a communal pathway across the rear of the properties, from where access is gained to a delightful enclosed garden backing onto the park. The garden is mainly laid to lawn, with a flagged seating area. Also accessed from the communal path to the rear of the property are a range of brick-built outbuildings, one of which is in the ownership of number 10. The property has outside lighting on PIR sensors and an outside water supply.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property has fibre broadband.

For Broadband speed please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

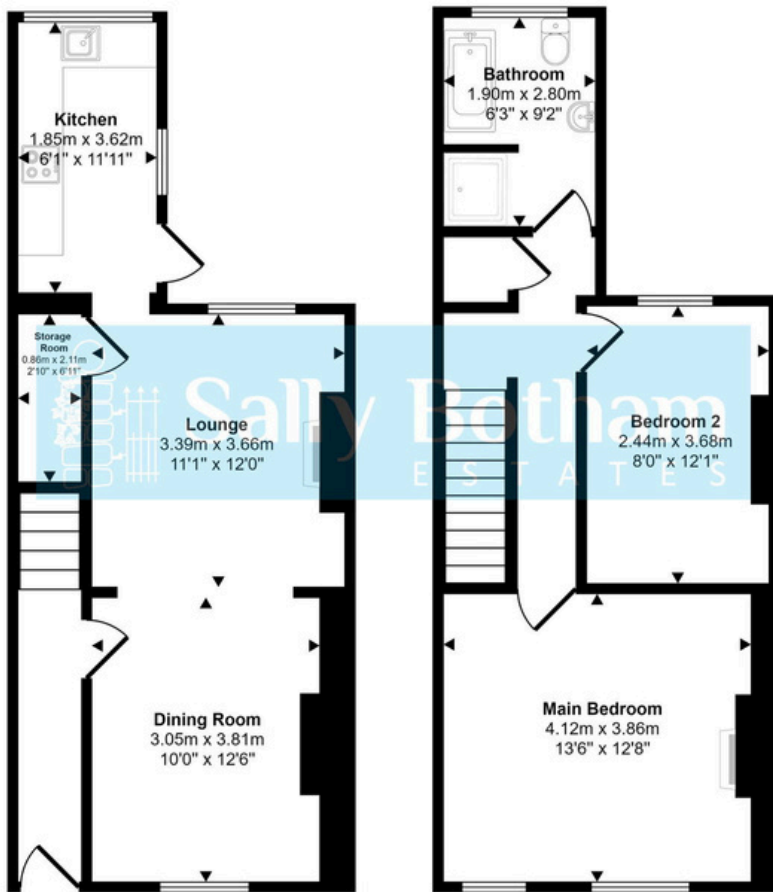
**COUNCIL TAX BAND** (Correct at time of publication) 'A'

## DIRECTIONS

From the Market place in Belper follow the road up the hill and around the right hand bend, at the cross road go straight over into The Butts which becomes Parkside then Mill Lane where the property can be found on the right hand side.



Approx Gross Internal Area  
81 sq m / 871 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DISCLAIMER

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.