



1 Grange Court Main Street, Egginton, Derby, DE65 6HR

Guide Price £440,000

A peaceful and charming rural barn conversion bungalow with excellent commuter access, ideal for families and couples, featuring open-plan living, a double aspect kitchen, stylish bathrooms, master retreat with en-suite, unique features like an inglenook fireplace with wood-burning stove, and convenient location with a nearby school. Don't miss the opportunity to make this wonderful property your own!



Mickleover: 01332 511000
Hilton: 01283 777100

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Summary description

Welcome to this charming 3-bedroom bungalow/barn conversion, located in a peaceful and quiet rural area with excellent commuter access. This delightful property is ideal for families, couples, and even holiday letting opportunities.

Upon entering, you are greeted by the open-plan layout of the dining hall, which offers access to the rear garden, providing a seamless indoor-outdoor living experience. Walking through the double doors from the dining hall you will find the lounge, which features an inviting inglenook fireplace and a lovely front garden view.

The kitchen in this bungalow is a cook's dream, boasting double aspect views, plenty of worktop space, a range cooker, and ample room for appliances. The stylishly refurbished bathroom adds a touch of luxury to everyday living.

The master bedroom is a true retreat, complete with an en-suite bathroom, built-in wardrobes, and direct access to the private rear garden. The two additional double bedrooms offer comfort and versatility for your family's needs.

Unique features of this charming barn conversion include a detached garage, car parking, an inglenook fireplace with wood-burning stove, adding character and warmth to the home.

Situated near public transport links, schools, and walking routes, this bungalow benefits from a strong local community and is the perfect place to call home.

Entrance Hall

Having ceramic tiled flooring and neutral decor with rear aspect part glazed upvc main entrance door, rear aspect upvc double glazed window, radiator.

Utility Room

Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, under counter space and plumbing for appliances, wall mounted Worcester gas combination boiler.

Dining Hall

17'8" x 14'6" (5.4 x 4.44)



Carpeted and neutrally decorated with double aspect front upvc double glazed windows and rear door to enclosed patio garden, beamed ceiling, two radiators.

Kitchen



Having ceramic tiled flooring and neutral decor with double aspect front and side aspect upvc double glazed windows, beamed ceiling, inset lights to ceiling, a range of fitted wall and floor units to shaker style with stone effect worktop, range oven with chimney style extractor hood over, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances.

Inner Hallway

Carpeted and neutrally decorated with two rear aspect upvc double glazed windows, two radiators, access to roof space.

Lounge

17'11" x 13'10" (5.47 x 4.24)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, beamed ceiling, inglenook fireplace with wood burning stove, two radiators, tv point, wall lights.

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Bedroom One

12'4" x 9'1" (3.78 x 2.79)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to enclosed patio garden, upvc double glazed window, beamed ceiling, fitted wardrobe, radiator.

En Suite Shower Room

Stylishly refurbished with ceramic tile flooring and fully tiled walls, Velux skylight, inset lights to ceiling, large shower cubicle with plumbed shower, fitted vanity unit with wash hand basin having chrome monobloc tap and low flush wc, heated towel rail.

Bedroom Two

13'10" x 11'6" (4.24 x 3.51)



Carpeted and neutrally decorated with front aspect upvc double glazed window, beamed ceiling, radiator, built in storage cupboard.

Bedroom Three

12'6" x 8'7" (3.82 x 2.62)



Carpeted and neutrally decorated with front aspect upvc double glazed window, beamed ceiling, radiator, telephone point.

Bathroom



Stylishly refurbished with ceramic tile flooring and fully tiled walls, Velux skylight, beamed ceiling, bathtub with chrome mixer tap and shower attachment, fitted vanity unit with inset low flush wc and wash hand basin with chrome monobloc tap, heated towel rail.

OUTSIDE

Frontage

To the front you will find a section of fenced lawn, which runs the full length of the property.

Rear Garden and Driveway



Double timber gates allow private access to an, enclosed garden. The space is deceptively generous and offers a mixture of tarmac driveway, ornamental planting with small brick paved patio, enclosed paved patio and bedroom patio with decorative gravel.

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Garage



Located within the rear garden is a detached brick built garage with metal up and over door.

Material Information

Verified Material Information

Asking price: Guide price £440,000

Council tax band: E

Annual charge: £2450.62 a year (£204.22 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, Gated, and Private

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No.

Energy Performance rating: No Certificate (potential rating is undefined)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Location / What3Words

///mysteries.multiple.skippers

Buying to Let?

Guide achievable rent price: £1400 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



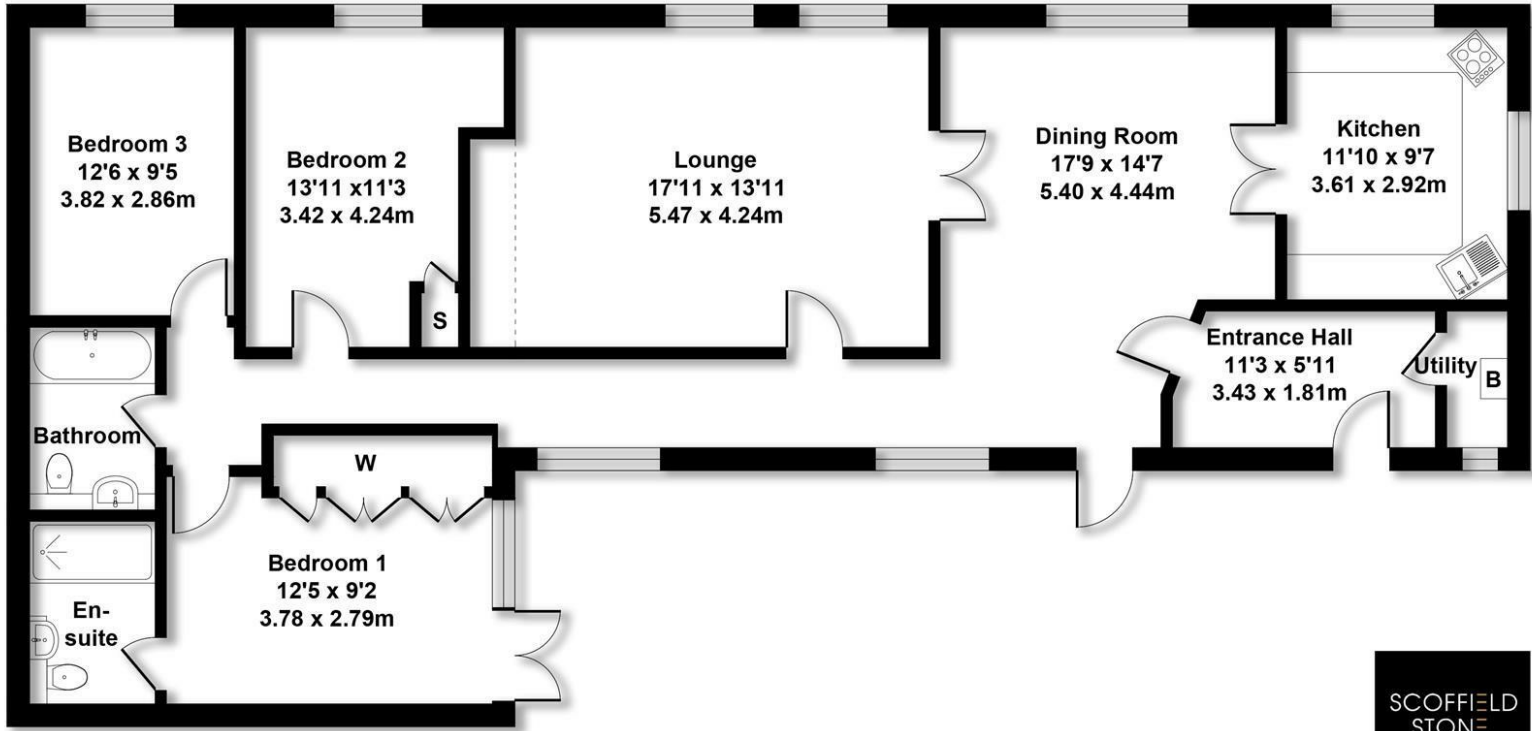
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Approximate Gross Internal Area
1399 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(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 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	



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