

**48 Back Lane, Hilton, Derby, DE65 5GJ**

**Offers In The Region Of £450,000**

A charming, detached property in the heart of the Old Village with open-plan kitchen, four bedrooms, modern bathroom, beautiful garden, garage, and driveway parking, perfect for families seeking a warm and inviting space to make new memories.

Don't miss the opportunity to make this house your new home!



Mickleover: 01332 511000

Hilton: 01283 777100

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## 48 Back Lane, Hilton, Derby, DE65 5GJ

### Summary Description

Welcome to this charming, detached property in the heart of the Old Village, now available for sale. This lovely home is in good condition, perfect for families seeking a warm and inviting space to make new memories.

As you step inside, you are greeted by not one, but two welcoming reception rooms. The first features a cosy fireplace and a bay fronted window, while the second offers a garden view and direct access to the outdoor space - ideal for relaxation and entertaining.

The open-plan kitchen is a chef's delight, complete with a utility room, dining space, and a convenient breakfast bar for those busy mornings. Upstairs, you will find four delightful bedrooms, each boasting built-in wardrobes for ample storage. The master bedroom even comes with its own en-suite shower room.

The property also offers a modern bathroom with a luxurious rain shower, perfect for unwinding after a long day. Outside, you can enjoy the beautiful garden with bifold doors from the family room, a garage, and plenty of parking.

Located near public transport links, schools, amenities, parks, and walking routes, this home is nestled in a strong local community.

### Entrance Hall

Having wood effect parquet Karndeian flooring and neutral decor with front aspect part obscure double glazed upvc main entrance door with side window, radiator. Access to integral garage via cloakroom cupboard.

### Lounge

15'11" x 12'7" (4.86 x 3.86)



Having wood effect flooring and stylish decor with front aspect upvc double glazed bay window, side aspect upvc double glazed window, fireplace with wood burner stove, radiator, tv point.

### Kitchen/Diner

23'4" x 10'2" (7.13 x 3.1)



Having ceramic tiled effect laminate flooring and stylish decor with side and rear aspect upvc double glazed windows, a range of fitted wall and floor units to shaker style in cream with stone effect worktop, breakfast bar, inset composite sink with drainer and mixer tap, under counter space and plumbing for dishwasher, integrated double electric oven, integrated microwave, inset 5 burner gas hob with extractor hood over, two radiators, space for dining table.

### Utility

10'1" x 5'4" (3.09 x 1.65)

Having ceramic tiled effect laminate flooring and stylish decor with side aspect upvc double glazed window, upvc part double glazed door to rear garden, a range of fitted wall and floor units to match the kitchen, stone effect worktop, tiled splashbacks, inset stainless steel sink with chrome mixer tap, under counter space and plumbing for appliances, inset lights to ceiling, radiator, wall mounted Worcester gas boiler.

### Guest Cloakroom

Having ceramic tiled flooring and stylish decor with side aspect obscure upvc double glazed window, low flush wc, vanity unit with inset wash hand basin with chrome monobloc tap.

### Family Room

16'1" x 12'7" (4.92 x 3.84)



Having wood effect flooring and neutral decor with side aspect upvc double glazed window, double glazed bifold doors to garden, beamed ceiling detail, inset lights to ceiling, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with contemporary timber and glass balustrade, airing cupboard, access to roof space via fitted ladders.

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### Bedroom One

13'7" x 12'8" (4.16 x 3.88)



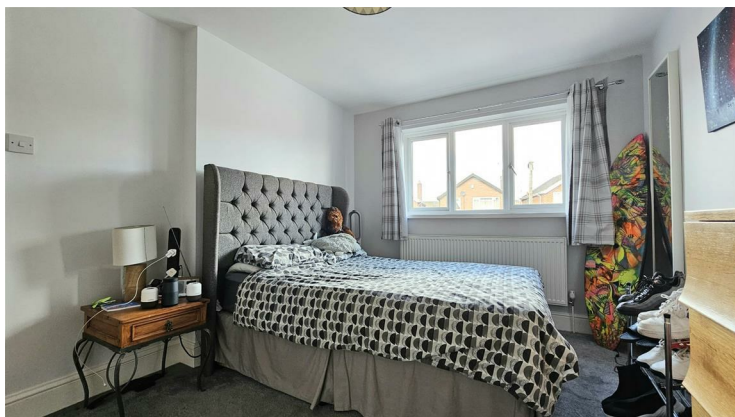
Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

### En Suite

Having tile effect flooring and stylish decor with front aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, double shower enclosure with rainwater shower head, vanity unit with inset wash hand basin having chrome monobloc tap, radiator.

### Bedroom Two

12'2" x 9'11" (3.73 x 3.03)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator, tv point.

### Bedroom Three

10'2" x 9'11" (3.11 x 3.03)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

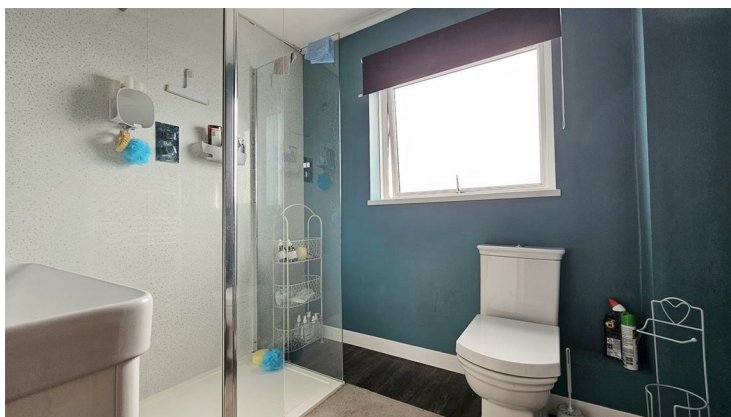
### Bedroom Four

10'1" x 8'8" (3.09 x 2.66)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator, access to roof space.

### Bathroom



Having wood effect flooring and stylish decor with rear aspect obscure upvc double glazed window, vanity unit with inset wash hand basin having chrome monobloc tap, double shower enclosure with rainwater shower head, low flush wc, heated towel rail.

## 48 Back Lane, Hilton, Derby, DE65 5GJ

### Garage

An integrated single garage with light, power, metal up and over door, upvc double glazed side window.

### OUTSIDE

#### Frontage and Driveway

To the front is a full width pressed driveway with adequate parking for multiple vehicles parked side by side.

#### Rear Garden



To the rear you will find a comfortably proportioned garden which offers a varied selection of landscaping, with decked patio, paved patio, lawn and herbaceous borders. Wooden potting shed, outdoor power socket, lighting, cold water tap and gates to frontage at both sides.

### Material Information



Council tax band: E

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

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 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: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

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: C (potential rating is C)

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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.

### Buying to Let?

Guide achievable rent price: £1800pcm



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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. Scoffield 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.

### Location / what3words

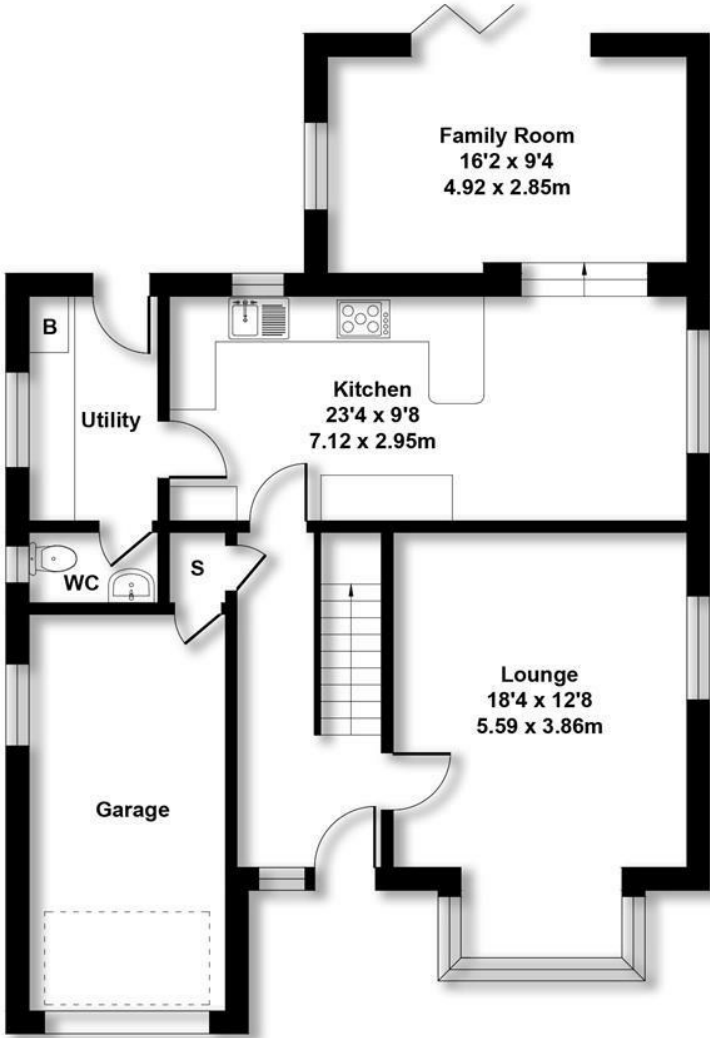
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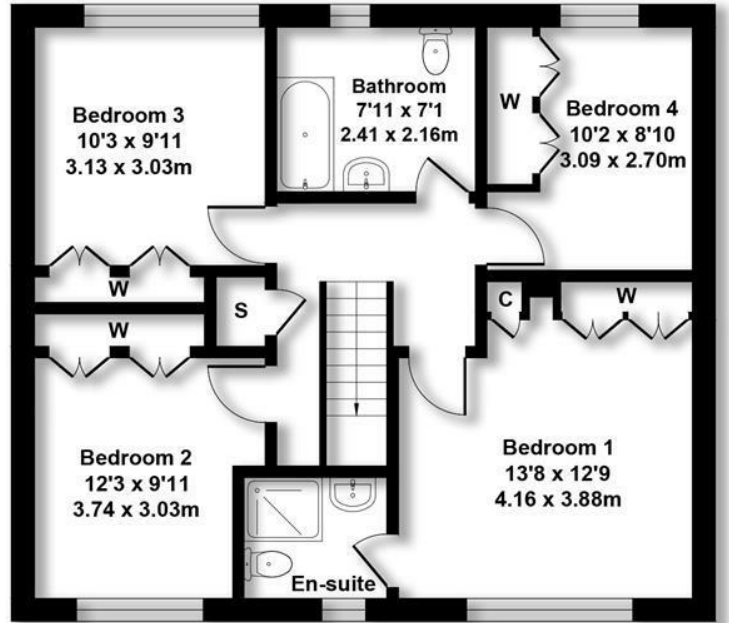
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# 48 Back Lane

Approximate Gross Internal Area  
1636 sq ft - 152 sq m

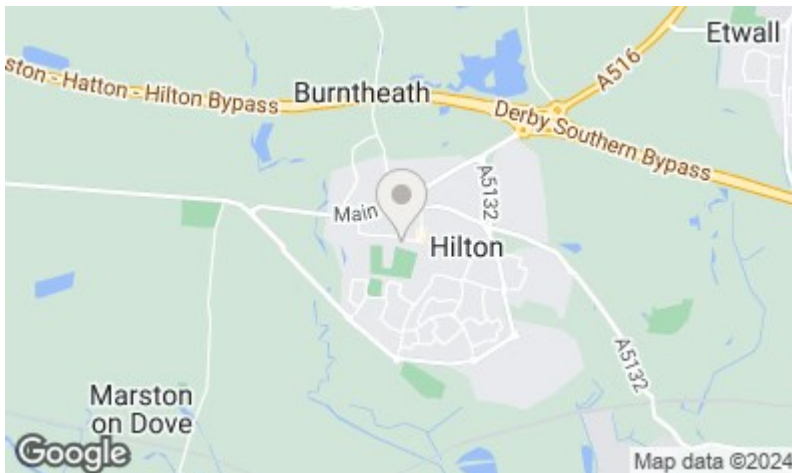
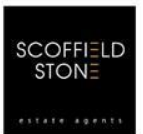


GROUND FLOOR



FIRST FLOOR

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		
(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		71	80
		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	



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