



Sutton Lane, Hilton, Derby







## Property Description

This property offers stunning views of open farmland from both the front and rear. It boasts a lot of character throughout, including hard flooring, arched alcoves, decorative fireplaces to the bedrooms, log burners, and a beautifully landscaped garden. The house comprises an entrance hallway that leads upstairs and into the sitting room, a refitted breakfast kitchen with a double width oven, a stunning dining room that opens up in the conservatory on the ground floor.

Upstairs, there are three double bedrooms with scope to restore it back into a four bed, a four piece family bathroom, and access to a large attic room, which has been insulated, plastered and carpeted.

Outside, there is a spacious block paved driveway with plenty of parking space, a well-maintained front lawn, and a stunning landscaped rear garden. The highlight of the garden is the shepherd's hut, which is equipped with electricity and a log burner. To truly appreciate the size of the property and its fantastic location, a viewing is highly recommended.

## Approach

Block paved driveway, lawn and hedges.

## Entrance Hall

Double glazed window to front aspect, pendant and central heating radiator.

## Lounge

17' 9" x 12' 4" (5.41m x 3.76m)

Double glazed window to front aspect, central heating radiator, coving, laminate flooring, archway, alcoves, log burner, chimney breast and thermostat.

## Dining Room

10' 3" x 14' 5" (3.12m x 4.39m)

Laminate flooring, three wall lights, pendant, chimney breast with sealed decorative cast iron fire place and cast iron style central heating radiator.

## Kitchen

14' 5" x 11' 8" (4.39m x 3.56m)

Double glazed window to rear and side aspect, door to side aspect, a range of wall and base units with granite work surfaces over, breakfast bar, ceramic sink, double width oven with extractor hood over, integrated washing machine, dishwasher and fridge/freezer, pantry, laminate flooring, spotlights, coving and cast iron style central heating radiator.

## Conservatory

8' 8" x 11' (2.64m x 3.35m)

UPVC double glazed doors and French doors, laminate flooring and pendant.

## Landing

Double glazed window to side aspect, loft access, pendant, picture rail and carpet.

## Bedroom One

11' 10" x 12' 4" (3.61m x 3.76m)

Double glazed window to front aspect, carpet, decorative fireplace, central heating radiator, pendant and TV point.

## Bedroom Two

14' 2" x 10' 3" (4.32m x 3.12m)

Double glazed window to rear aspect, carpet, decorative fireplace, central heating radiator and pendant.

## Bedroom Three

12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed window to rear aspect, storage cupboard, carpet, central heating radiator and pendant.

## Bathroom

Double glazed window to rear and side aspect, freestanding bath, walk-in shower, low level flush WC, hand wash basin, two extractor fans, spotlights and cast iron style central heating radiator.

## Loft Space

7' 5" x 15' 4" (2.26m x 4.67m)

Completely boarded and insulated, tall pitch and ceiling light point.

## Garden

Block paved patio area that wraps around the house, large lawn area with a circular patio area towards the centre of the garden, outside tap, outside lighting throughout the garden, a variety of flora and fauna including damson trees and a greenhouse.

## Shed

12' x 8' (3.66m x 2.44m)

With power and lights.

## Shepherd's Hut

Double glazed window to rear and side aspect, sockets, consumer unit, multi-fuel burner, wall lights and laminate floor.















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**EPC Rating: C**

Tenure: Freehold

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