



Pinfold Lane
Repton Derby



Property Description

Fantastically located two-bedroom townhouse in the heart of the highly desirable village of Repton, within walking distance of the main central village, well regarded pubs, restaurants, and local amenities. The property has a generously sized downstairs living space, two double bedrooms, private garden, parking, and garage. In brief comprises: Entrance porch, lounge, kitchen / Diner, conservatory, first floor landing, two double bedrooms and bathroom. Outside, private enclosed rear garden, off street parking and garage. The property benefits from UPVC double glazing and gas central heating.

Repton is historically a village of significance, and today is famous for its independent schooling across all ages. Its lovely old-world high street is filled with interesting architecture. The village offers favoured public inns with dining options, a great butcher, a post office and a convenience store. There is a dentist, a stunning church, and a thriving village hall with a cafe. In the neighbouring village of Willington is a doctor's surgery, pharmacy, and a train station.

There is quick access to both the A38 and A50 leading to the motorway network beyond giving access to the cities of Derby, Nottingham, Leicester, Stoke on Trent, Lichfield and Birmingham. East Midlands Airport is some 12 to 13 miles away.

Entrance Porch

Accessed via entrance door with UPVC double glazed window to the front elevation, quarry tiled flooring and a light.

Lounge

11' 8" x 15' 2" Into stairs (3.56m x 4.62m Into stairs)
Having UPVC double glazed front door, UPVC window to the front elevation, open staircase, tiled fireplace with timber hearth, TV point and a radiator.

Kitchen/ Diner

11' 8" x 14' 6" (3.56m x 4.42m)
Having a radiator, vinyl flooring, tiled splashback, fitted wall and base units with laminate work surfaces over, under unit space and plumbing for washing machine, stainless steel one and quarter sink and drainer, a radiator, integrated appliances include under unit fridge, freezer, double electric oven, gas hob and extractor over, UPVC double glazed window to the rear elevation and door leading into the conservatory.

Conservatory

10' 9" x 4' 11" (3.28m x 1.50m)
Being of UPVC with ceramic tiled flooring and a door.

First Floor Landing

Having loft access and doors off to: -

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)
Having UPVC double glazed window to the front elevation with stunning views, a radiator and over stairs cupboard housing the boiler.

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)
Having a window to the rear elevation and a radiator.

Bathroom

Having vinyl flooring, a radiator, fully tiled walls, low level W.C, wash hand basin with chrome mixer tap over and bath with shower over.

Outside

To the front of the property is mainly laid to lawn with steps up leading to the porch
To the rear is a private landscape garden with a patio area, retaining timber wall, a lawned section, timber fenced boundary and steps up giving access to the garage and parking.

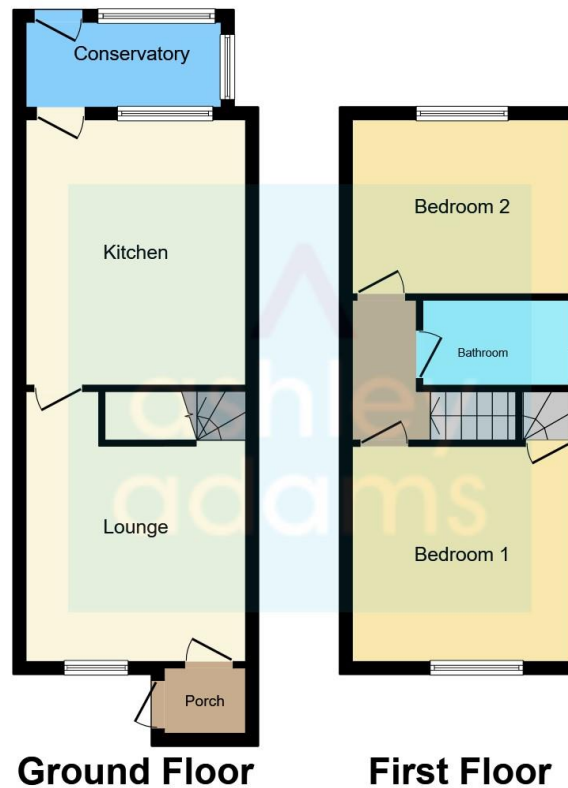
Garage

16' 8" x 7' 11" (5.08m x 2.41m)
Having up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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