Lancaster Drive

Hilton, Derby, DE65 5JQ

John German




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£439,950

This spacious family home occupies a superb corner plot, offering three reception rooms, a modern refitted kitchen, utility room, four generous bedrooms, en-suite, family bathroom, enclosed garden, a wide driveway and double garage.

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Ideal for a growing family or those seeking plenty of space, this modern detached home occupies a fabulous corner plot and benefits from a double-width driveway and double garage, offering excellent parking, storage and hobby space.

The front door opens into a spacious and welcoming hallway, with doors leading to the principal ground-floor rooms. To the left, the good-sized lounge features a fireplace and front-facing views, creating a lovely space in which to relax. Across the hall, a versatile home office offers the flexibility to serve as a snug or TV room.

The breakfast kitchen has been stylishly upgraded with sleek, grey gloss-finish units, complementary work surfaces and a breakfast bar, together with an impressive tall larder cupboard. Integrated appliances include a double oven, hob, extractor, microwave, fridge/freezer and dishwasher, making this a well-equipped kitchen ready to enjoy. A handy utility room sits just off the kitchen, providing additional storage with a large under-stairs cupboard and a door leading out to the rear garden.

Upstairs, the spacious landing leads to four generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the enclosed rear garden features a lawn and a paved terrace, ideal for outdoor dining and entertaining. A useful rear door provides direct access into the double garage, adding further practicality to this appealing family home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/26102026
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



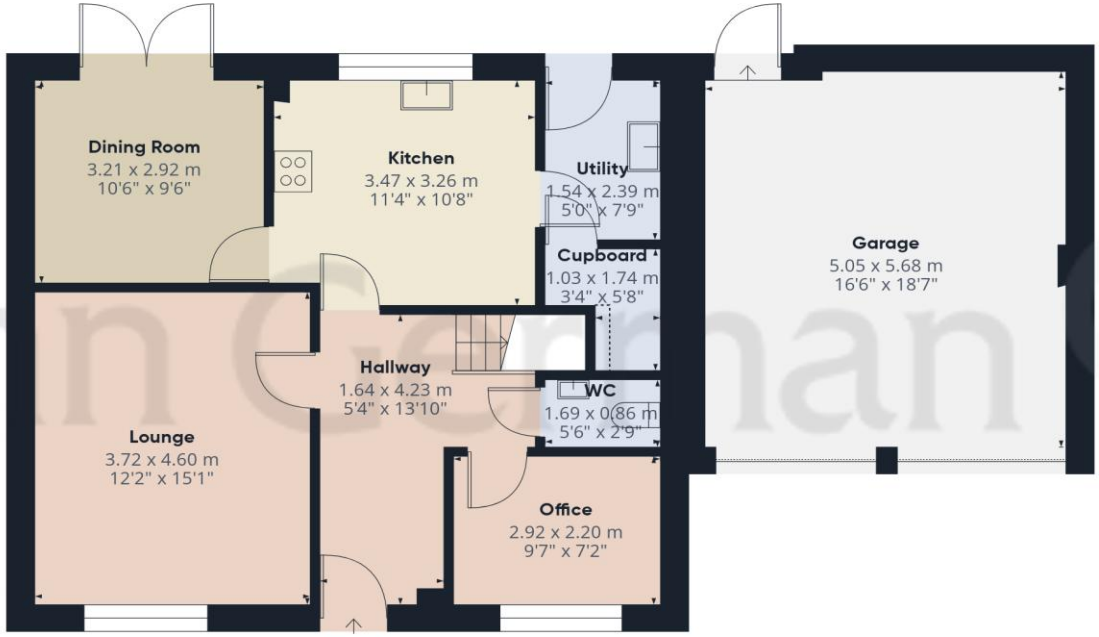



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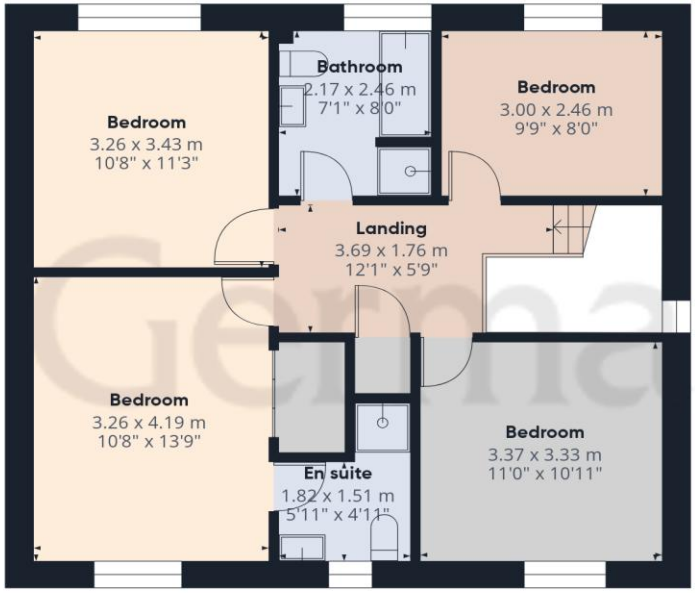

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Ground Floor





Floor 1

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Approximate total area(1)

150.2 m²

1617 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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