



**Common Piece Lane, Findern DERBY DE65 6AF**



**welcome to**

**Common Piece Lane, Findern DERBY**

Bursting with character, this 18th century detached cottage is tastefully presented and boasts many original features. Situated in the tranquil South Derbyshire village of Findern it comprises of a lounge, dining room, kitchen, cloakroom, conservatory, three bedrooms, bathroom, and a garden.



### **Entrance Hall / Dining Room**

11' 10" x 9' 3" ( 3.61m x 2.82m )

Upon entry through the front door you are greeted by the dining room, featuring a brick fireplace, and finished with original tiled flooring, a double-glazed window to the front, a radiator, stairs to the first floor, doors leading to the cloakroom and lounge, and an archway to the kitchen.

### **Lounge**

14' 9" x 12' 3" ( 4.50m x 3.73m )

Accessed through the dining room, the cozy lounge features a Victorian fireplace with a functional open fire, and is finished with tiled flooring, wooden beams to the ceiling, two double-glazed replica of original sash windows to the front, a radiator, and a door to the conservatory.

### **Kitchen**

14' 7" x 5' 8" ( 4.45m x 1.73m )

Re-wired, renovated and extended in 2009, the modern fitted kitchen comprises of a range of base, wall, and drawer units, replaced just four months ago, and an integrated overhead extractor hood and one and a half bowl stainless steel sink, with space and plumbing for further appliances such as an oven, dishwasher and washing machine. Finished with wood laminate flooring, spotlights to the ceiling, a radiator, two double-glazed windows to the rear, a double-glazed window to the side and a connecting door to the conservatory.

### **Conservatory**

4' 2" x 11' 11" ( 1.27m x 3.63m )

Allowing plenty of natural light to flood the room with double-glazed windows to the rear, a connecting door to the lounge, kitchen and a door leading out to the rear garden.

### **Cloakroom**

Comprising of a low-level w/c and a wash-hand basin. Housing the recently replaced combi boiler, and featuring a frosted window to the side - an original feature.

### **Landing**

First floor providing access to three bedrooms and the family bathroom. Finished with original exposed wooden beams on the staircase, two radiators, and two double-glazed replica of original sash windows to the front.

### **Bedroom One**

6' 9" x 12' 2" ( 2.06m x 3.71m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

### **Bedroom Two**

12' 10" x 6' 5" ( 3.91m x 1.96m )

Double bedroom finished with carpeted flooring, a wooden beam to the ceiling, a radiator and double-glazed window to the rear.

### **Bedroom Three**

8' 4" x 7' 7" ( 2.54m x 2.31m )

Bedroom finished with carpeted flooring, a radiator and Velux window.

### **Bathroom**

Four-piece suite comprising of a wash-hand basin, low-level w/c, bath and shower cubicle. Finished with an original, stained-glass shot window to the landing, wood laminate flooring, part-tiled walls, spotlights to the ceiling, wooden beams to the ceiling and a double glazed window to the rear.

### **External**

Externally, the front of the property is framed by mature florals and shrubbery, and the low wooden fence has a gate opening to the patio paved pathway for access to the front door. The garden is mainly laid-to-lawn and fully enclosed with wooden fencing, with greenery and foliage bordering. There is also a patio paved pathway for access to the full perimeter of the property.



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## Common Piece Lane, Findern DERBY

- 18TH CENTURY DETACHED COTTAGE IN FINDERN
- BURSTING WITH CHARACTER AND CHARM
- SYMPATHETICALLY RENOVATED WITH ORIGINAL FEATURES MAINTAINED
- THREE WELL-PROPORTIONED BEDROOMS
- LOUNGE, DINING ROOM, AND CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109137 - 0006

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