



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

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## 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**



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