



Monson Lane
Repton DERBY



Property Description

A charming two bedroom semi-detached cottage in the heart of highly desirable Repton village with stunning, landscaped, south facing rear garden and a wealth of character features that must be viewed to be fully appreciated. The property benefits from gas fired central heating system with accommodation briefly comprising to the ground floor: - Lounge with feature fireplace, dining kitchen and conservatory. To the first floor are two well-proportioned bedrooms and family bathroom. Outside, to the front the property is accessed via a stone step leading to the front entrance door with a wrought iron gate to the side leading to a pathway. To the rear of the property is a stunning private garden with a paved patio area and paved steps leading to the main garden area which is laid mainly to lawn with a variety of shrubs inset. Repton itself is famous for its public school and provides an excellent range of amenities including St Wystans School, reputable primary school, selection of shops and reputable village inns / restaurants including The Boot Inn (named Pub of the Year at the AA Hospitality Awards 2016). Easy access is available to Derby and Burton upon Trent as well as major employers in the area.

Lounge

Having timber entrance door with two glass panels inset, beamed ceilings, central heating radiator, timber window to the front elevation, feature fireplace with exposed brick and oak mantle over and a door leading to: -

Dining Kitchen

Fitted with a range of matching wall and base units with solid oak work surfaces over, central heating boiler, beamed ceiling, central heating radiator, window giving aspect into the conservatory, open balustrade leading to the first floor accommodation, useful under stair cupboard and stable style door leading to: -

Conservatory

Being of slant roof construction with UPVC double glazing and having UPVC double glazed door to the side elevation giving access to the garden.

First Floor Landing

Having loft hatch giving access into the loft.

Bedroom One

Having timber window to the front elevation with secondary glazing, central heating radiator, two built-in wardrobes and feature fireplace.

Bedroom Two

Having a timber window to the rear elevation giving an aspect over the garden, central heating radiator and built-in storage cupboard.

Family Bathroom

Fitted with a three piece suite comprising of; panelled bath with chrome taps and shower head over, low level W.C and wall mounted wash hand basin with chrome taps over. Opaque timber window with secondary glazing to the side elevation, fully tiled to the bath area, laminate flooring, central heating radiator and spotlights to the ceiling.

Outside

To the front, the property is accessed via a tarmac pathway with a stone step leading to the front entrance door and a wrought iron gate to the side of the property leads to a pathway down the side.

To the rear, the garden is south facing and there is a paved patio area, further paved steps that lead to the main garden area which is laid mainly to lawn with a variety of borders inset with shrubs and a timber shed.

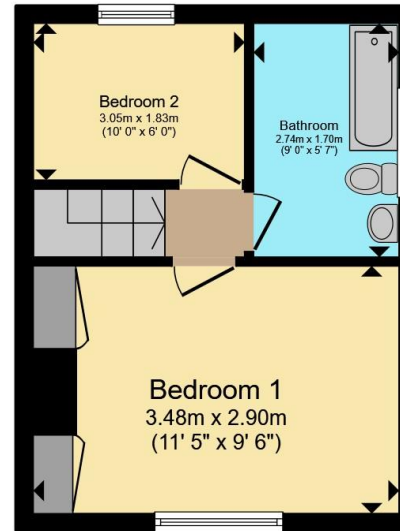








Ground Floor



First Floor

Total floor area 56.8 m² (612 sq.ft.) approx

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Tenure:Freehold EPC Rating: D

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