



Lealands
78 Burton Road | Repton | Derbyshire | DE56 6FN

FINE & COUNTRY

LEALANDS



A rare opportunity in the heart of Repton – this 4-bedroom detached home (2,412 sq.ft.) offers spacious living, stunning Peak District views, and huge scope to extend. With a south-westerly garden, double garage, and prime village setting, Lealand perfectly blends character, flexibility, and lifestyle.

INTRODUCTION

Introducing Lealand, an extended 4-bedroom detached home in a prime Repton village location. The property offers generous proportions of 2,412 sq.ft. with excellent scope for further extension (subject to planning).

On entering, a welcoming porch opens into the reception hallway. The ground floor accommodation includes a sitting room, dining room, breakfast kitchen, guest cloakroom, and utility room. Upstairs, the principal bedroom benefits from a large en-suite and dressing room, alongside three further double bedrooms and a family bathroom.

Externally, the front aspect offers a lawned foregarden and driveway leading to a detached double garage, providing ample off-street parking. To the rear, a generous garden enjoys a south-westerly aspect, with patios, a large lawn, and far-reaching views towards the Peak District.



KEY FEATURES

Ground Floor

The entrance porch opens into an inviting reception hallway with rear-facing window and staircase to the first floor. From here, the principal ground floor rooms are accessed: the sitting room, formal dining room, and breakfast kitchen.

The sitting room is a bright, dual-aspect space featuring a charming fireplace with cast iron surround and tiled insert, along with glazed doors opening directly to the garden. The dining room, ideal for entertaining, a feature within the room includes a coal effect gas fireplace and a bay window to the front.

At the heart of the home lies the generous breakfast kitchen, designed for both everyday living and social occasions. Extensive work surfaces and cabinetry are complemented by an iconic Aga and a range of integrated appliances including double oven, hob with extractor and dishwasher. The kitchen flows into a dining area with French doors opening onto the terrace, creating a seamless indoor-outdoor connection.

A rear lobby provides access to a well-proportioned utility room with sink, appliance space, and rear garden access. The ground floor also includes a guest cloakroom and an internal door to the double garage, fitted with a Tesla electric car charger.

First Floor

A semi-galleried landing leads to four spacious double bedrooms and a family bathroom. The principal suite impresses with a dedicated dressing area, fitted wardrobes, and a large en-suite bathroom with both bath and separate shower. As with the ground floor, there is scope to extend further to the rear (subject to planning).



























Outside

The property is approached via a lawned fore garden and driveway offering ample parking and access to the detached double garage, which has integral access to the house and a fitted Tesla electric car charger.

To the rear, a private lawned garden with south-westerly aspect enjoys multiple patio areas and a raised terrace – a perfect vantage point for the sweeping Peak District views. This generous outdoor space offers excellent potential to extend (subject to planning) while also providing a superb setting for family life, entertaining, and gardening enthusiasts.

Location

Repton is a highly regarded village, renowned for its charm, history, and excellent amenities. Facilities include a primary school, historic church, village shop, butcher, hairdresser, beautician, takeaway, and a selection of welcoming inns and gastro pubs. The village is also home to the internationally renowned Repton School.

The surrounding area offers a wealth of leisure and outdoor pursuits, including gym, tennis, and swimming facilities at Repton School, sailing clubs at Swarkstone, Foremark, and Staunton Harold reservoirs, and access to beautiful countryside for walking and cycling.

Transport links are excellent: the A38 and A50 provide direct routes to Birmingham, Leicester, Derby, and Nottingham. Nearby rail stations at Lichfield Trent Valley, Derby, and East Midlands Parkway offer fast services to London. For international travel, both East Midlands and Birmingham airports are easily accessible. Public transport to Derby and Burton within 100 metres of the property.

Information

Services: There is gas-fired central heating, mains water/drainage and electricity supplied to the home.

Tenure: Freehold

Local Authority: South Derbyshire District Council, Council Tax Band F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country 01332 973 / 07726 314580

Directions

Please use what3words app - sunblock.ruler.simulates

Website

For more information visit www.fineandcountry.com/uk/derbyshire

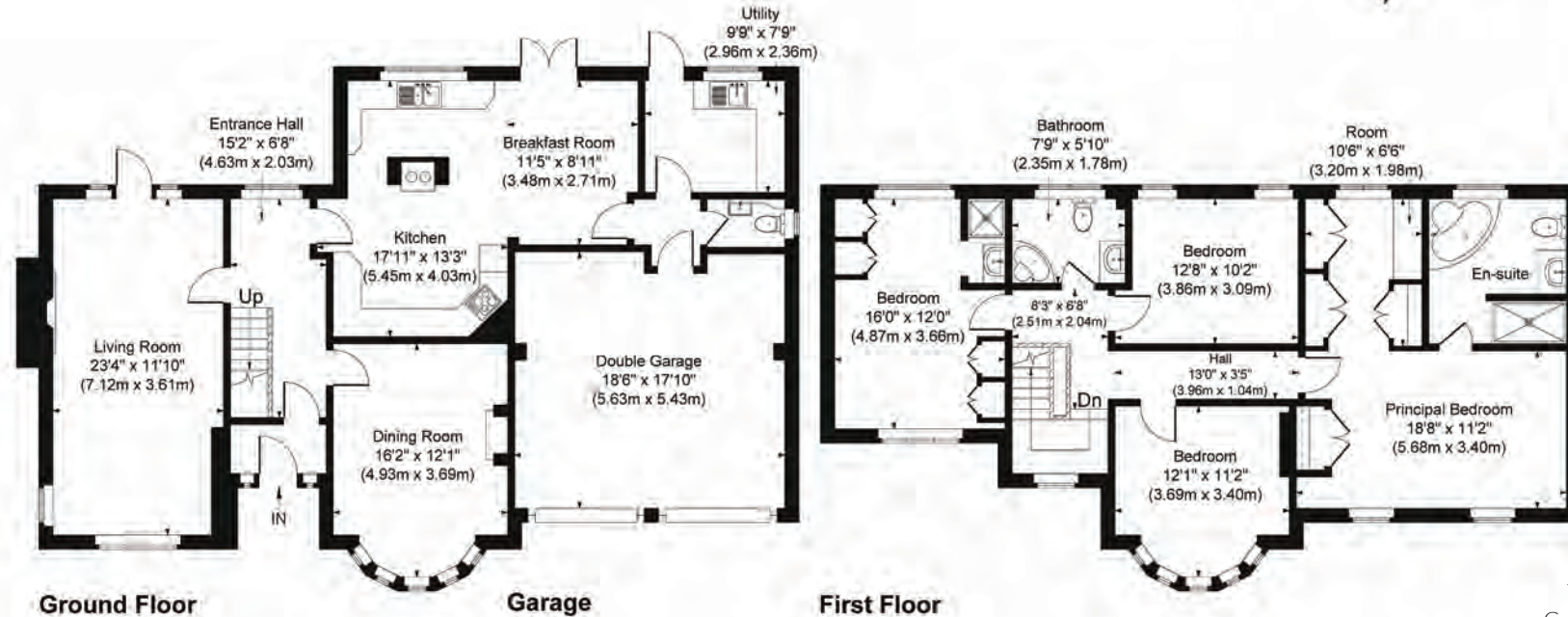








78 Burton Road, Repton
Approximate Gross Internal Area
Main House = 194 sq.m/2085 sq.ft
Garage = 30 sq.m/327 sq.ft
Total = 224 sq.m/2412 sq.ft



Tenure: Freehold
 Council Tax Band: F

Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ANTHONY TAYLOR

PARTNER AGENT

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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

THE FINE & COUNTRY
FOUNDATION

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