

**1a Longlands  
Repton  
Derby  
DE65 6GB**

**£375,000**



- INDIVIDUALLY DESIGNED DETACHED RESIDENCE
- OFFERING UNDERFLOOR HEATING TO THE GROUND FLOOR
- AIR CONDITIONING TO FIRST FLOOR BEDROOMS
- ATTRACTIVE DINING KITCHEN WITH GRANITE WORKTOPS
- GROUND FLOOR DRESSING ROOM
- GROUND FLOOR SINGLE BEDROOM
- GROUND FLOOR MODERN BATHROOM
- TWO FIRST FLOOR BEDROOMS AND EN-SUITE SHOWER
- OUTSIDE PARKING FOR TWO VEHICLES
- LOW MAINTENANCE ATTRACTIVE COURTYARD GARDEN

## GENERAL INFORMATION

### THE PROPERTY

Sitting in the charming and favoured village of Repton, Derbyshire, this individually designed detached residence offers a perfect blend of modern living and comfort. With three bedrooms, this home provides flexible accommodation that can easily adapt to your needs. The ground floor features a spacious lounge, ideal for relaxation, a dressing room or study, a bedroom or home-office, and a delightful dining kitchen, which boasts attractively fitted units complemented by granite worktops, making it a perfect space for entertaining family and friends.

The property is equipped with underfloor heating on the ground floor, ensuring a warm and inviting atmosphere throughout the colder months. Additionally, the first floor bedrooms benefit from air conditioning, providing a cool retreat during the summer. The modern bathroom on the ground floor and the ensuite bathroom on the first floor add to the convenience and luxury of this home.

Outside, you will find ample parking for several vehicles. The low-maintenance courtyard garden, has attractive bay trees and an artificial lawn, offering a serene outdoor space for relaxation or social gatherings without the hassle of extensive upkeep.





This exceptional property in Longlands is not just a house; it is a home that promises comfort, style, and an effortless lifestyle. Whether you are looking for a small family residence or a lock-up-and-leave, this home is sure to impress.

#### LOCATION

Repton is a popular village full of charm and character along its high street. Famous for its school, the village offers a butcher's, a post office and a convenience store, a thriving village hall with cafe, dentist, hairdressers, beauticians, and a stunning church. In the nearby village of Willington are doctors, pharmacy, co-op and a train station. There is excellent travel via the A38 and A50 to Derby, Nottingham, Stoke on Trent, Birmingham and East Midlands Airport.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.143m width x 5.57m (3'8" width x 18'3")  
Has attractive wood effect flooring which continues through out the ground floor, stairs off to first floor, useful under stairs storage cupboard and doors leading off to:

#### LOUNGE

3.42m x 3.47m to window (11'2" x 11'4" to window )  
Has window to the front aspect, wood effect flooring, ceiling light point and under floor heating.

#### DINING KITCHEN

5.742m x 3.44m (18'10" x 11'3")  
Is fitted with an attractive range of base cupboards, drawers and matching wall mounted cabinets and larder units, granite worktops are incorporated with a five ring gas hob and a one and a quarter stainless steel sink with mixer taps, there is space for an American style fridge freezer and integrated appliances which will be

included in the sale price include a dishwasher, microwave, oven and washing machine, there are French doors leading out onto the garden, two Velux windows, high line windows, ample space for dining room table and chairs and the continuation of the under floor heating.

#### STUDY/BEDROOM

2m x 3.30m to rear of cabinets (6'6" x 10'9" to rear of cabinets)  
Has a window to the front aspect, recessed ceiling down lights, bespoke built in cabinet providing shelving and space for tv.

#### DRESSING ROOM/STUDY

2.48m to window x 2.660m width (8'1" to window x 8'8" width )  
Window to the side aspect, recessed ceiling down lights and a range of built in mirrored wardrobes providing hanging space and shelving.



#### MODERN FITTED BATHROOM

1.67m x 2.91m length (5'5" x 9'6" length)

Has a panelled bath with mixer taps and shower attachment, built in vanity unit with storage which is inset with mixer taps and a built in W.C., there are attractive tiled surrounds, heated chrome towel rail, recessed ceiling down lights and a built in storage cupboard which houses the domestic hot water and central heating boiler and the under floor heating manifolds.

#### FIRST FLOOR

Attractive open glass stairs rise to:

#### LANDING

Having a useful built in storage cupboard, Velux window and doors leading off to:

#### BEDROOM ONE

3.52m eaves to eaves x 2.89m (11'6" eaves to eaves x 9'5")

There are recessed ceiling down lights, two Velux windows, an air conditioning unit, useful eaves storage area and a door that opens through to the ensuite shower room. Please be aware there is restrictive head height in this room.



#### ENSUITE SHOWER ROOM

1.53m to window x 2.27m width (5'0" to window x 7'5" width)

Has an attractive obscure circular window to the side aspect, recessed ceiling down lights, fully tiled shower enclosure with rain fall and hand held shower heads, wall mounted vanity unit with hand wash basin inset with mixer taps and tiled splashbacks, W.C., there is a heated chrome towel rail and glass display shelving.

#### BEDROOM TWO

2.52m x 3.40m eaves to eaves (8'3" x 11'1" eaves to eaves)

Has a Velux window to the front aspect, circular window to the side aspect, air conditioning unit and recessed ceiling down lights.

#### OUTSIDE

The property sits back behind a block paved driveway providing parking for several vehicles, a gate leads down the side of the property and opens up into the main side garden which is low maintenance with ample space for sheds, patio areas, raised beds with herbaceous planting, trees and artificial lawn, a paved path continues down the side and back of the property.



#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### CONSTRUCTION

Standard Brick Construction

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band D

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST



#### FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### CURRENT UTILITY SUPPLIERS

Gas - Octopus  
Electric - Octopus  
Water - Mains - Staffordshire water  
Sewage - Mains - Staffordshire water  
Broadband supplier - Virgin media Fibre

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
<https://www.openreach.com/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>  
<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)