

29 Longlands, Repton, Derby, DE65 6GB

Offers In The Region Of £470,000

Freehold



- Sought-After Edge-Of-Development Position With Open Field Views To The Rear
- Attractive Four-Bedroom Detached Family Home
- Driveway Parking & Single Detached Garage
- Generous And Private Plot With Landscaped Gardens
- Contemporary Open-Plan Dining Kitchen With Adjoining Utility Room
- Principle Bedroom with En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms And Family Bathroom
- Entrance Hall, Guest WC, Good-Sized Lounge & Separate Study
- Excellent Transport Links Nearby
- Quiet Settina in the Charmina Villaae of Repton





Summary

This is an exceptionally well-positioned and beautifully presented four-bedroom detached family residence, occupying a desirable edge-of-development position with attractive open field views to the rear. Situated on a generous plot, the property enjoys a tucked-away setting that offers both privacy and a pleasant outlook, making it an ideal home for growing families seeking a balance between modern living and a semi-rural environment.

Externally, the property benefits from a well-established fore-garden, ample driveway parking, and an attractive landscaped rear garden designed to accommodate both relaxation and family life. The rear garden features a spacious patio seating area, ideal for outdoor dining and entertaining, alongside a dedicated wood-chipped children's play area and a well-maintained lawn.

Internally, the accommodation is thoughtfully arranged and finished to a modern standard throughout. Benefiting from double glazing and gas central heating, the property offers spacious and versatile living accommodation extending across two floors.

Undoubtedly the heart of the home is the impressive open-plan dining kitchen, offering a comprehensive range of fitted units, ample work surface space and room for both family dining and entertaining. The adjoining utility room provides additional storage and practical laundry facilities.

To the first floor, a spacious landing leads to the principal bedroom suite, which benefits from fitted storage and a private en-suite shower room. There are three further well-proportioned bedrooms, with a contemporary family bathroom fitted with a modern suite.

F&C

The Location

Repton is a highly sought-after and picturesque village offering a strong sense of community alongside an excellent range of local amenities. The village is perhaps best known for the renowned Repton School, together with well-regarded education options including St Wystan's School, Repton Primary School, and Repton Preparatory School located in nearby Milton.

Rich in character and history, Repton boasts a charming blend of period architecture, attractive streets, and a welcoming village atmosphere. The surrounding countryside provides a wealth of scenic walks and open green spaces, ideal for those who enjoy outdoor pursuits.

The village benefits from a good selection of everyday amenities, including traditional pubs, well-regarded restaurants, and a village shop, ensuring day-to-day needs are well catered for. Despite its semi-rural feel, Repton is conveniently positioned for access to major transport links, making it an ideal location for commuters seeking village living with excellent connectivity.

Accommodation

Ground Floor

Entrance Hall

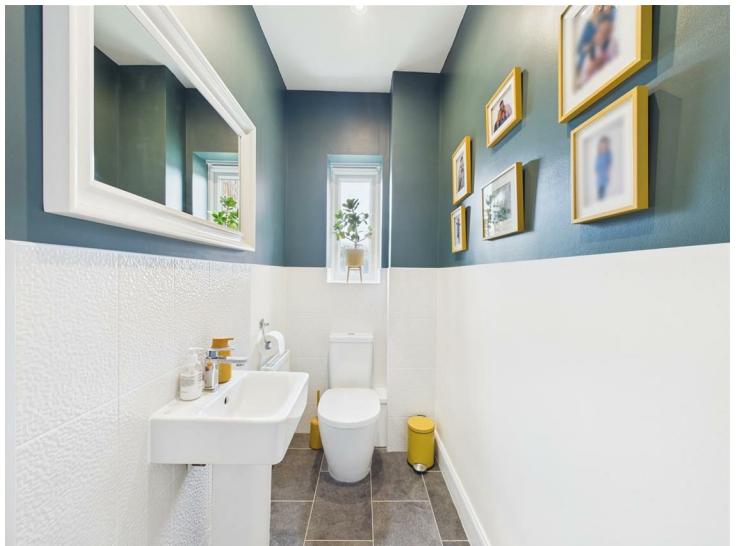
13'3" x 3'10" (4.05 x 1.18)

A panelled and double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

6'9" x 3'8" (2.08 x 1.13)

Partly tiled with a suite comprising low flush WC, wash handbasin, central heating radiator and double glazed window to side.



Lounge

14'10" x 11'11" (4.54 x 3.65)

A very pleasant room featuring a wide double-glazed canted bay window to the front, offering an attractive outlook over mature hedgerow and open fields beyond. The room is well presented and benefits from two central heating radiators, providing a warm and comfortable living space.



Study

7'1" x 6'11" (2.16 x 2.11)

The study featuring a central heating radiator and bespoke fitted storage, including a built-in desk, shoe storage, and open bookcase with panelled surround. A double-glazed window to the front provides a pleasant open outlook.



Open Plan Dining Kitchen

23'4" x 12'8" (7.12 x 3.88)

Comprising woodblock-effect preparation surfaces with attractive glazed tiled surrounds, the kitchen is fitted with an inset stainless steel sink unit with mixer tap, a range of base cupboards and drawers, and complementary wall-mounted units providing ample storage.

Integrated appliances include a gas hob with extractor hood over, double oven with grill, and a dishwasher, alongside an appliance space suitable for a fridge freezer. Additional benefits include a central heating radiator and a useful built-in storage cupboard.

Natural light is provided via a double-glazed window, while French doors to the rear open out onto the garden, creating an ideal space for both everyday living and entertaining.



Utility Room

6'9" x 5'5" (2.07 x 1.66)

Comprising wood block-effect preparation surfaces with matching upstands, the room includes an inset sink unit and a range of fitted base cupboards providing useful storage.

There is appliance space suitable for a washing machine and tumble dryer, together with a wall-mounted gas boiler. Additional features include a central heating radiator and a panelled and glazed door providing access to the garden.

First Floor Landing

14'1" x 3'4" (4.30 x 1.02)

A semi-galleried landing with feature balustrade, central heating radiator, access to loft space, airing cupboard and double glazed window to side.

Bedroom One

15'0" x 10'6" (4.58 x 3.22)

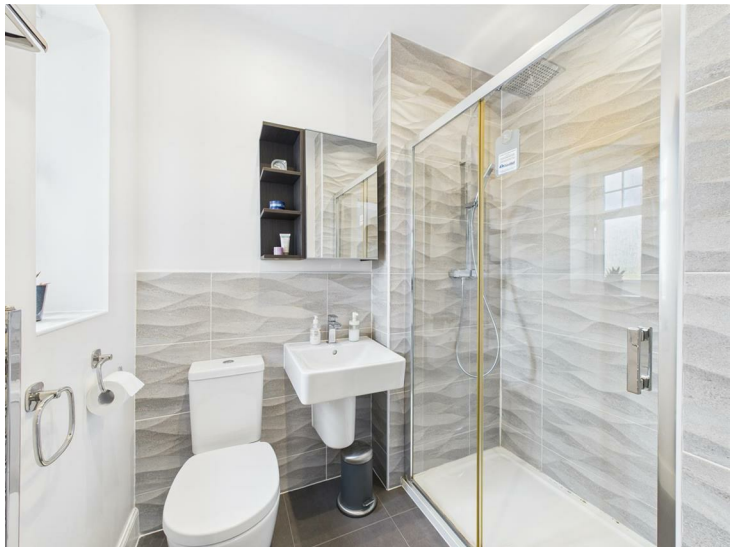
Bedroom One is a generously proportioned principal bedroom, offering a comfortable and well-presented space. The room benefits from a pleasant outlook, ample natural light. Having a central heating radiator, a double-glazed window to the front enjoying a fabulous open aspect, and a door providing access to the en-suite shower room



En-Suite Shower Room

6'9" x 5'3" (2.07 x 1.61)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to front.



Bedroom Two

12'5" x 8'11" (3.81 x 2.74)

With central heating radiator and double glazed window to rear.



Bedroom Three

10'8" x 9'0" (3.26 x 2.76)

Having a central heating radiator and double glazed window to rear.



Bedroom Four

10'5" x 7'0" (3.20 x 2.14)

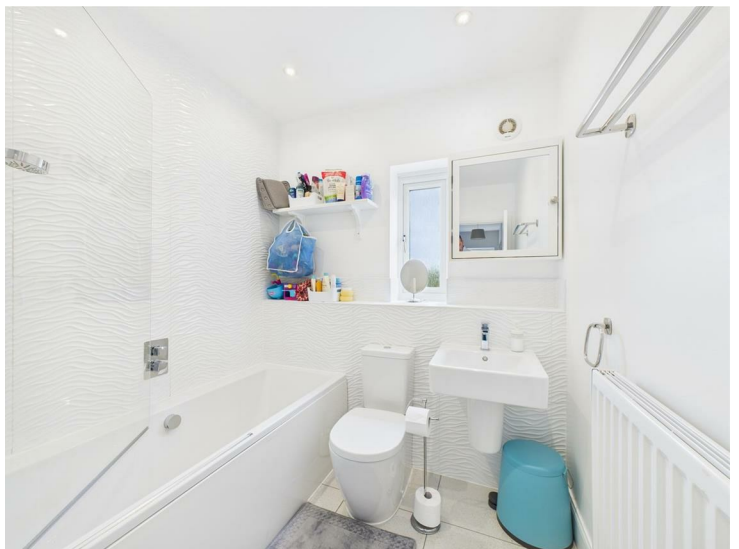
With central heating radiator and double glazed window to front again with fabulous views.



Bathroom

6'9" x 5'6" (2.06 x 1.70)

Well-appointed and partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, bath with shower over, central heating radiator and double glazed window to side.



Outside

The property is positioned on a corner plot with trees and shrubs to the front and hedgerow to the side incorporating a pathway and side gate giving access to the garden from the driveway. The driveway sits in front of a single garage. The rear garden has been landscaped and incorporates an extensive patio area and woodchip bed (ideal for a children's climbing frame). Steps lead up to a lawned garden with sleeper edged herbaceous borders containing shrubs and trees.

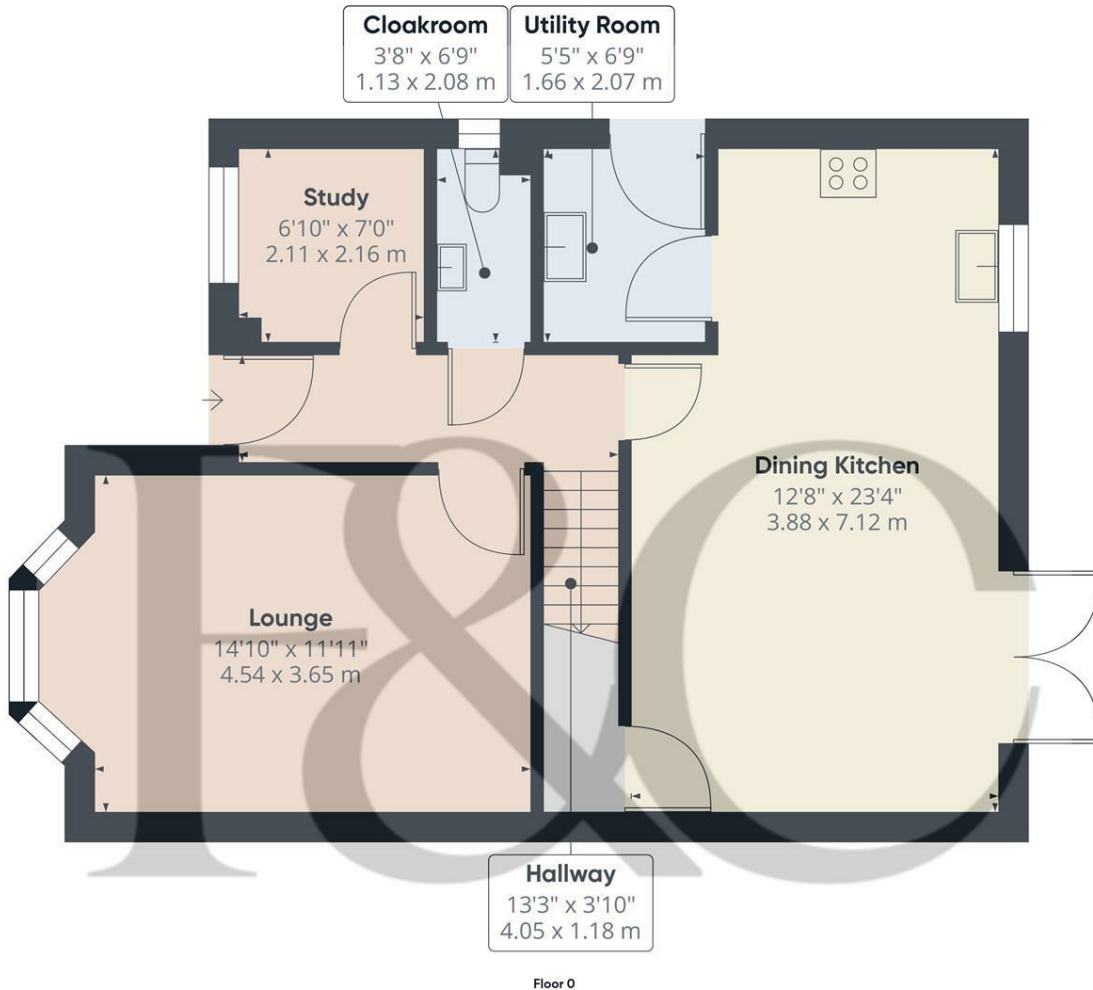


Council Tax Band E



Management Fees

Please note, we have been informed by the vendor that there is an estate service charge of £123.34 per 6 months (2025 fees). Should you proceed with the purchase of this property this must be verified by your solicitor.

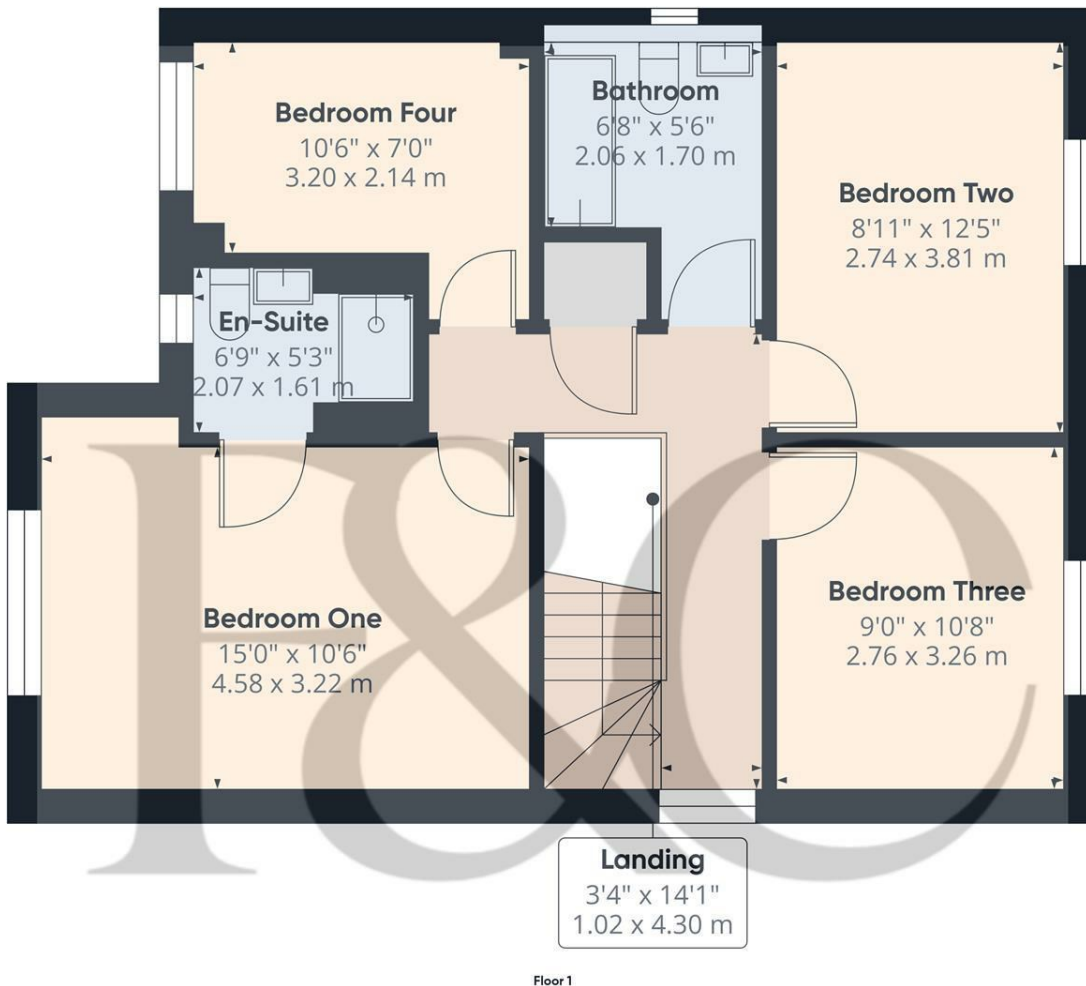


Approximate total area⁽¹⁾
678 ft²
62.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
611 ft²
56.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

29 Longlands
Repton
Derby
DE65 6GB

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	