



12 Lander Lane, Belper, DE56 1GE

£275,000



Offered with vacant possession/ no chain. A traditional Georgian period property situated centrally to Belper. Offering deceptively spacious five bedroom accommodation over three storeys. Having a wealth of character with original features, coach archway leads to a rear courtyard garden. Viewing is strongly recommended.



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The well presented character accommodation is grade II listed. Comprising a well equipped fitted kitchen, dining room with an original fireplace and Georgian style French windows and doors, utility area. To the first floor there is spacious sitting room with a feature fireplace, two bedrooms and a shower room. To the second floor there are three double bedrooms and a bathroom

Benefitting from character windows and doors and gas central heating fired by a combi boiler.

A gated archway allows access to the rear enclosed courtyard with a generous store, decked seating area and sunny walled courtyard.

Conveniently situated centrally to Belper town centre within walking distance of the busy railway station, excellent schools, shops, bars restaurants and leisure facilities. Belper is renowned for its historic mills character and charm. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A timber Georgian style door with glazed insert and fan light above allows access.

ENTRANCE LOBBY

3'4 x 3'3 (1.02m x 0.99m)

Feature brick flooring

KITCHEN

12'4 x 11'7 (3.76m x 3.53m)

Beautifully appointed with a range of handmade bespoke solid wood base cupboards, drawers, eye level units and glazed cabinets with granite effect work surface over incorporating Belfast sink with mixer taps and splash back tiling. An original period fireplace with high mantel shelf houses a Rangemaster cooker with electric double ovens and a gas hob, space for a fridge freezer, period sash window to the front, natural tiled flooring, a central island with granite work surface and a wall mounted Ideal boiler serves the domestic hot water and central heating system.

DINING ROOM

14'6 x 12'1 max measurements (4.42m x 3.68m max measurements)

A light and bright space with full height Georgian style full height windows with French doors opening onto the rear patio. There is an original stone fire surround, beams to the ceiling, natural tiled floor and a utility room off with plumbing for an automatic washing machine and exposed brick pillars.

FIRST FLOOR LANDING

6'7 x 3'4 (2.01m x 1.02m)

SITTING ROOM

15'1 x 12'3 (4.60m x 3.73m)

A cosy room to the rear of the property with an exposed stone feature wall, wood grain effect flooring, radiator and a period brass fire surround with marble hearth and insert housing an electric fire. Stairs climb off to the second floor.

BEDROOM TWO

12'4 x 11'8 (3.76m x 3.56m)

A well proportioned room with Georgian style window to the front elevation, ceiling rose, radiator and wood grain effect flooring.

BEDROOM FIVE

9' x 7'9 (2.74m x 2.36m)

Having wood grain effect flooring, radiator, exposed stone wall feature and a Georgian style window to the front elevation.

BATHROOM

7'5 x 8' (2.26m x 2.44m)

Appointed with a three piece suite comprising a corner panelled bath with mixer taps, pedestal wash hand basin and a low flush

WC. There is complementary full tiling, window to the rear, radiator and Carrara tiled flooring.

SECOND FLOOR LANDING

6'4 x 3'5 (1.93m x 1.04m)

PRINCIPAL BEDROOM ONE

15'3 x 11'5 (4.65m x 3.48m)

A generous room with Georgian style window to the front elevation, radiator and ceiling rose.

BEDROOM THREE

12'1 x 11'9 (3.68m x 3.58m)

There is a skylight window to the rear with an exposed purlin, feature chimney breast and inset spot lighting.

BEDROOM FOUR

10'9 x 8'5 (3.28m x 2.57m)

Having a radiator and a Georgian window to the front



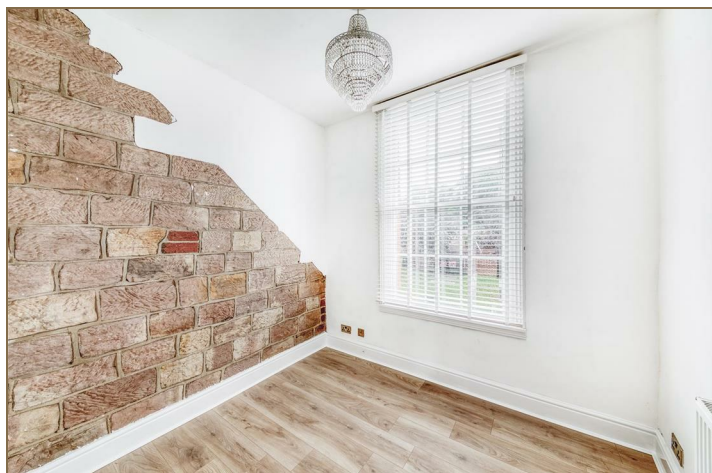
SHOWER ROOM

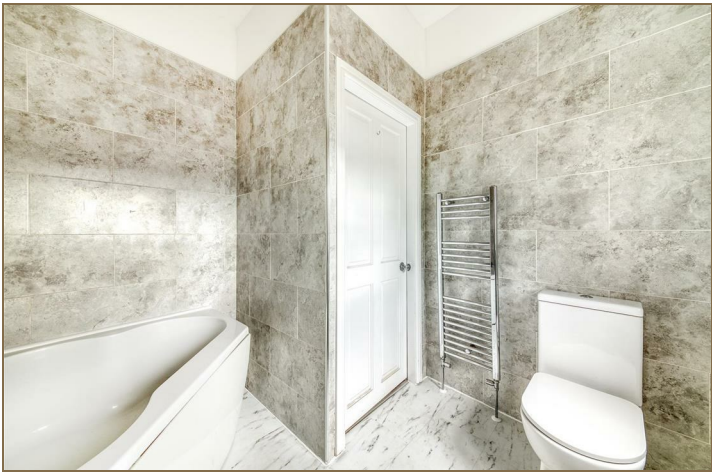
6'3" x 7'4" (1.91m x 2.24m)

Appointed with a walk-in shower enclosure with a thermostatic shower, pedestal wash hand and a low flush WC, complementary full tiling, ceramic tiled flooring, extractor fan, radiator and a window to the rear elevation.

OUTSIDE

Double gates open into the original coach archway providing access to the rear courtyard, which has a generous store, decked seating area and a walled courtyard is perfect for alfresco dining.





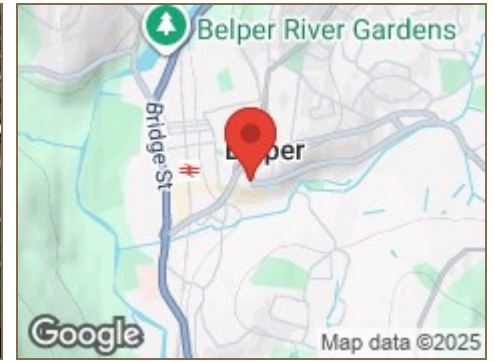
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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