



Stanton Barns Farmhouse Wards Lane  
Stanton-By-Bridge Derby

# Stanton Barns Farmhouse Wards Lane Stanton-By-Bridge Derby DE73 7HX

for sale guide price  
**£337,500**



## Property Description

A semi detached character farmhouse in idyllic semi rural location with generous garden and off road parking. The property is in need of some modernisation and is offered with no chain! In brief the accommodation comprises:- Entrance hall, two generous reception rooms, fitted kitchen, utility and ground floor bathroom. To the first floor are three generous double bedrooms, one with en suite shower room. Outside the property has a stunning garden which is laid mainly to lawn with hedged boundaries and open views. To the year is a yard area with off road parking for one vehicle and timber entrance porch/utility area. There is ample opportunity to create more off road parking if required from the garden. The property is offered with vacant possession/no chain!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The

buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

Having a range of matching oak fronted base and wall units with laminated work surfaces over, single drainer one and half bowl stainless steel sink unit with chrome mixer tap over, integrated Beko electric oven, four ring electric hob, two UPVC double glazed windows to the front and side elevations, laminated deep window sills, wall mounted electric heater, brick fireplace incorporating cast iron open grate fire on a quarry tile hearth, glazed and timber door to front giving access to the yard, wooden latch door giving access off to: -

## Utility Room

Having UPVC double glazed opaque window to the side elevation, base and wall unit with laminated work surface over, light and power, a further wooden latch door leading to: -

## Inner Hallway

Having carpeted flooring, opaque glazed window to the side elevation and a further latched door off to: -

## Pantry

Having UPVC double glazed opaque window to the side elevation, light and power, fuse boxes, quarry tiled flooring.

## Ground Floor Bathroom

Accessed via a further latch door off the inner hallway having a three piece white suite comprising panel bath, pedestal wash hand basin, low level wc, part ceramic tiled walls, vinyl flooring, heated chrome towel rail, UPVC double glazed opaque window to the side elevation, electric wall mounted heater.

## Lounge

Accessed via the front entrance hall having a feature stone incorporating open grate

fireplace on a paved hearth, UPVC double glazed sliding patio doors to the rear with UPVC double glazed panels to the side with top opening vents, polycarbonate roof over the walk in bay area to the patio doors, carpeted flooring, wall mounted electric heater, two built in open shelf storage cupboards, beams to the ceilings, panelled door giving access to useful understairs storage with light and shelving.

### First Floor Landing

Having wall mounted electric heater, UPVC double glazed window to the rear elevation.

### Bedroom One

Having UPVC double glazed giving aspect over the garden to the front, full height original double door fronted cupboard fitted to the chimney breast recess, cast iron period style fireplace, further shelved cupboard with storage beneath fitted to the opposite chimney breast recess, wall mounted electric heater, latch door to a built in wardrobe with hanging rail, carpeted flooring.

### Bedroom Two

Another double bedroom having UPVC double glazed window giving aspect over the garden to the front, wall mounted electric heater, period fireplace with painted slate surround, deep skirting boards, carpeted flooring.

### Bedroom Three

Another good sized double room having UPVC double glazed window to the side elevation giving stunning far reaching views over open countryside, period fireplace, wall mounted electric heater, door giving access to: -

### Ensuite Shower Room

Having a three piece white suite comprising corner glazed shower cubicle with Mira electric shower over, wash hand basin fitted to vanity unit with storage beneath, low level wc, wall mounted extractor fan, part ceramic tiled walls, vinyl flooring.

### Outside

Rear yard area having concrete driveway giving off road parking for one vehicle, wall around the parking area, large timber

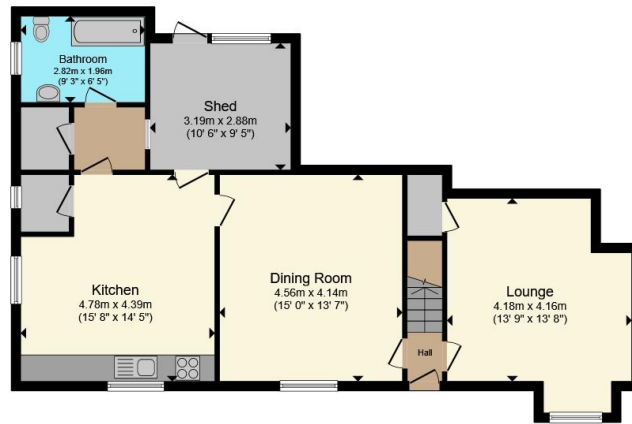
porch/utility giving further access to the kitchen via a three quarter glazed door to the rear having outside power sockets, sloping polycarbonate roof offering covered storage.

The main garden is to the front of the property and is particularly private and a gorgeous feature of the property itself having a stunning vista of the countryside beyond its boundary, having a large lawn flanked with borders inset with a wide variety of mature trees and shrubs, hedging boundary, path leading down the side of the property to a gate giving access to Wards Lane, stone patio area, a beautiful wisteria over the front of the property.

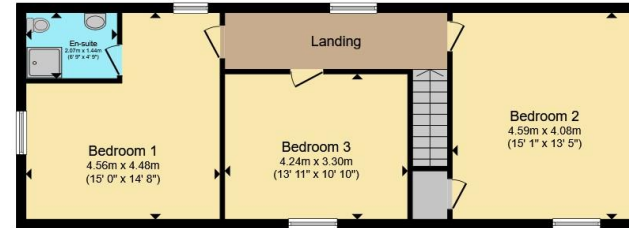








**Ground Floor**



**First Floor**

Total floor area 147.1 m<sup>2</sup> (1,584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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