



Flake Lane  
Stanton-By-Dale, Derbyshire DE7 4QD

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£475,000 Freehold**





Situated in the heart of this Derbyshire village can be found this period three bedroom semi detached house situated on a large garden plot of approximately 1/4 of an acre.

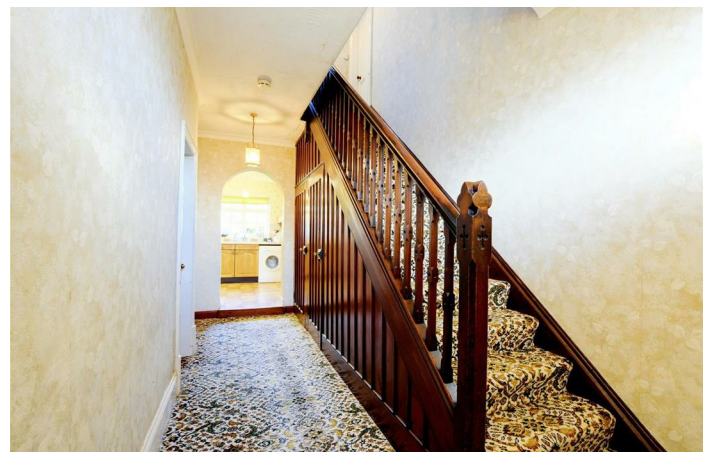
This instantly attractive period property forms part of an originally detached farmhouse know as "Church Farm" divided many years ago to provide for two individually styled family dwellings.

Tucked away on Flake Lane off Main Street in the centre of Stanton by Dale, a picturesque South Derbyshire Village, with two traditional public houses, tea rooms and a great community. Close to open countryside with many public footpath walks and great for those who enjoy the outdoors. Far from being isolated, Stanton by Dale is conveniently situated between the cities of Nottingham and Derby, being approximately 5 minutes drive from the A52 and Junction 25 of the M1 motorway. East Midlands airport is within 20 minutes drive.

The property comes to the market for the first time in a generation and offers many original features, including a welcoming hallway with feature staircase. Two generous reception rooms. Kitchen. The attractive first floor landing gives access to three well proportioned bedrooms and a shower room.

The property sits on a very generous plot and is set back from the road with a deep frontage, enjoying a great arrival experience. There are large rear gardens and off-street parking to the side for at least two vehicles, and a semi detached garage.

Centrally heated and ready for occupation with NO CHAIN. The property requires some modernisation, offering great potential for the next custodians to put their own mark upon it.





## HALLWAY

18'4" x 7'0" (5.6 x 2.14)

Feature staircase with ornamental wood spindle balustrade and wood panelling, understairs store cupboard. Door to walk-in pantry/store. Radiator, small nook, archway to kitchen, doors to both reception rooms.

## NOOK

5'4" x 3'10" (1.65 x 1.19)

A useful space (ideal for hanging coats).

## PANTRY

10'2" x 3'3" (3.1 x 1)

Window leading to the garden room.

## LOUNGE

17'9" increasing to 21'6" x 12'9" (5.43 increasing to 6.56 x 3.90)

Flame effect gas fire, fire surround. Picture rail, radiator, original sash window to the front, window to the garden room.

## DINING ROOM

14'1" x 12'0" (4.3 x 3.67)

Gas fire and back boiler (for central heating and hot water), fire surround, radiator, picture rail, original sash window to the front.

## KITCHEN

9'1" x 12'4" (2.77 x 3.76)

Fitted range of medium oak fronted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric double oven, five ring gas hob, extractor hood over. Integrated fridge, plumbing and space for washing machine. Window to the rear. Window and door to the garden room.

## GARDEN ROOM

14'5" x 6'5" (4.4 x 1.96)

Radiator, windows and door to rear garden. Door to walk-in store and gardener's WC.

## WALK-IN STORE

7'3" x 4'0" (2.23 x 1.22)

Power.

## GARDENER'S WC

Housing a high flush WC.

## LANDING

14'6" x 6'11" increasing to 12'7" (4.42 x 2.13 increasing to 3.85)

Feature wood spindle balustrade to match the staircase, radiator, sealed unit double glazed window to the rear, loft hatch, doors to bedrooms and shower room.

## BEDROOM ONE

14'1" x 12'0" max (4.3 x 3.66 max)

Built-in airing cupboard housing hot water cylinder. Original sash window to the front.

## BEDROOM TWO

13'3" x 10'4" increasing to 12'0" (4.04 x 3.16 increasing to 3.68)

Built-in storage cupboard with shelving, radiator, window to the side, original sash window to the front.

## BEDROOM THREE

7'11" x 12'10" (2.42 x 3.93)

Radiator, sealed unit double glazed window to the rear.

## SHOWER ROOM

4'2" x 9'4" (1.28 x 2.87)

Wash hand basin, low flush WC, shower cubicle with electric shower. Tiling to walls, radiator, window.

## OUTSIDE

The property is set back from the road with a deep frontage and enclosed dog-leg garden laid mainly to lawn, walled-in to the front and side with additional hedging enhancing privacy, shrub borders, gated pathway leading to the front of the house. The large rear gardens are divided into two areas. Immediately beyond the rear elevation is a small patio/pathway, a section of garden laid to lawn, inset with shrubs, pathway runs to one side to a patio. The pathway continues to the large second garden which is laid mainly to lawn, fenced and hedged-in with soft fruit trees and mature shrubs. There are various outbuildings, including brick store to the rear elevation and a larger store/workshop to the side elevation. There is also a partially covered wood bin store. There is off-street parking for at least two vehicles in tandem which leads to a semi detached brick built garage.

## WORKSHOP/STORE

9'8" x 13'5" (2.96 x 4.10)

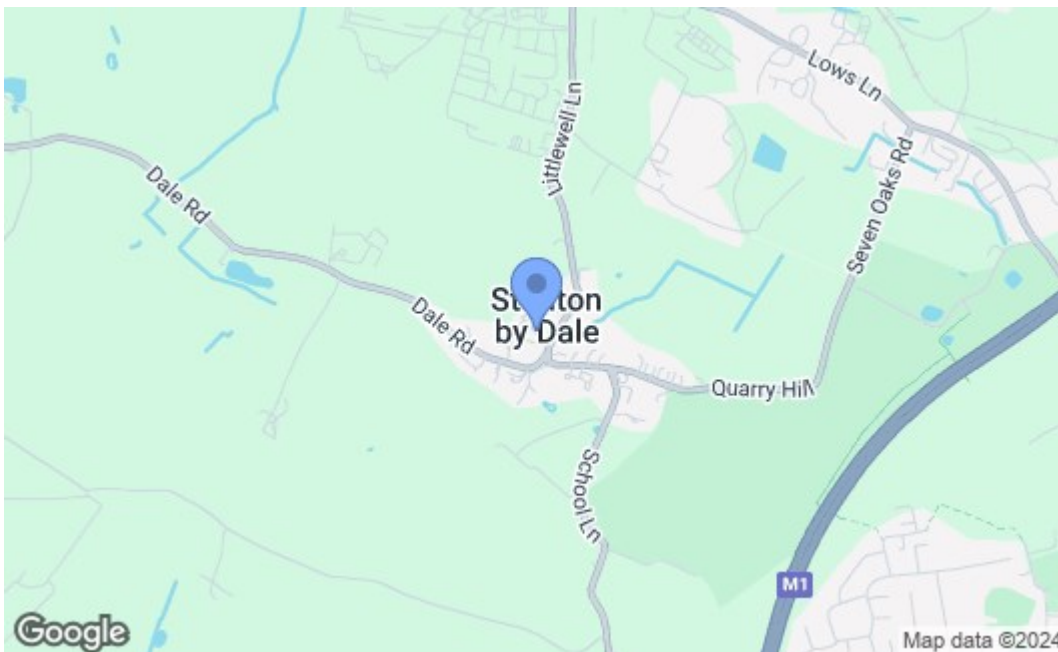
Light and power.

## GARAGE

14'6" x 7'10" (4.43 x 2.4)

Pitched tile roof.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.