



School Lane  
Stanton-By-Dale, Derbyshire DE7 4QJ

A TWO DOUBLE BEDROOM SEMI  
DETACHED COTTAGE.

**£280,000 Freehold**





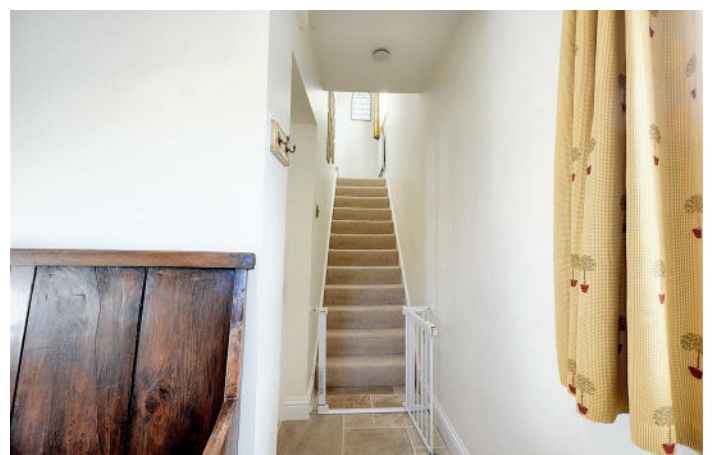
A charming two double bedroom semi detached cottage located in a sought-after Derbyshire village.

This period property offers much of its original charm and character which is sympathetically combined with modern features such as a modern fitted dining kitchen with a range-style cooker, woodblock work surfacing and Belfast sink, and the family bathroom has a contemporary take on a Victorian-style theme with roll top bath with claw feet.

The property is situated close to the centre of Stanton by Dale, a picturesque South Derbyshire village with two traditional pubs, tea rooms and a great community feel, close to open countryside with many footpath walks to surrounding areas. Far from being isolated, the village sits between the cities of Nottingham and Derby, no more than 5 minutes drive from the A52 linking the cities, as well as Junction 25 of the M1 motorway. Local amenities can be found in the nearby towns of Sandiacre, Long Eaton and Stapleford.

The property is centrally heated and has sealed unit double glazed windows and has the additional benefit of off-street parking for two vehicles on an adjacent street\*.

This is a great property for professional couples, first time buyers and those looking to downsize. An internal viewing is recommended.



## ENTRANCE HALL

Front entrance door, radiator, stairs to the first floor, feature flagstone-style tiled flooring. Sealed unit double glazed window. Door to lounge.

## LOUNGE

13'11" x 10'5" (4.26 x 3.2)

Feature exposed brick wall and fireplace with alcove shelving. Woodblock flooring, radiator, sealed unit double glazed window to the front. Door to dining kitchen.

## DINING KITCHEN

17'6" x 9'10" (5.35 x 3.02)

Incorporating a modern fitted range of wall, base and drawer units with woodblock work surfacing and Belfast sink unit. Gas/electric range. Integrated dishwasher and concealed space for freestanding tumble dryer. Plumbing for washing machine, table and chair space. Understairs store cupboard housing wall mounted gas boiler (for central heating and hot water). Sealed unit double glazed windows to the rear.

## FIRST FLOOR LANDING

Radiator, sealed unit double glazed window, built-in airing cupboard with hot water cylinder.

## BEDROOM ONE

10'11" x 10'11" (3.34 x 3.33)

Overstairs store cupboard used as a walk-in wardrobe, radiator, sealed unit double glazed window to the front.

## BEDROOM TWO

9'10" x 9'6" (3.02 x 2.90)

Radiator, sealed unit double glazed window to the rear.

## BATHROOM

Incorporating a modern Victorian-style three piece suite comprising wash hand basin, low flush WC, rolled top bath with claw feet and electric shower over. Partially tiled walls, heated towel rail, sealed unit double glazed window.

## OUTSIDE

The property has an enclosed cottage-style private front garden with patio, dwarf stone retaining wall to lawn flanked with bedding. The perimeter is hedged and fenced in and there is a gate leading to School Lane.

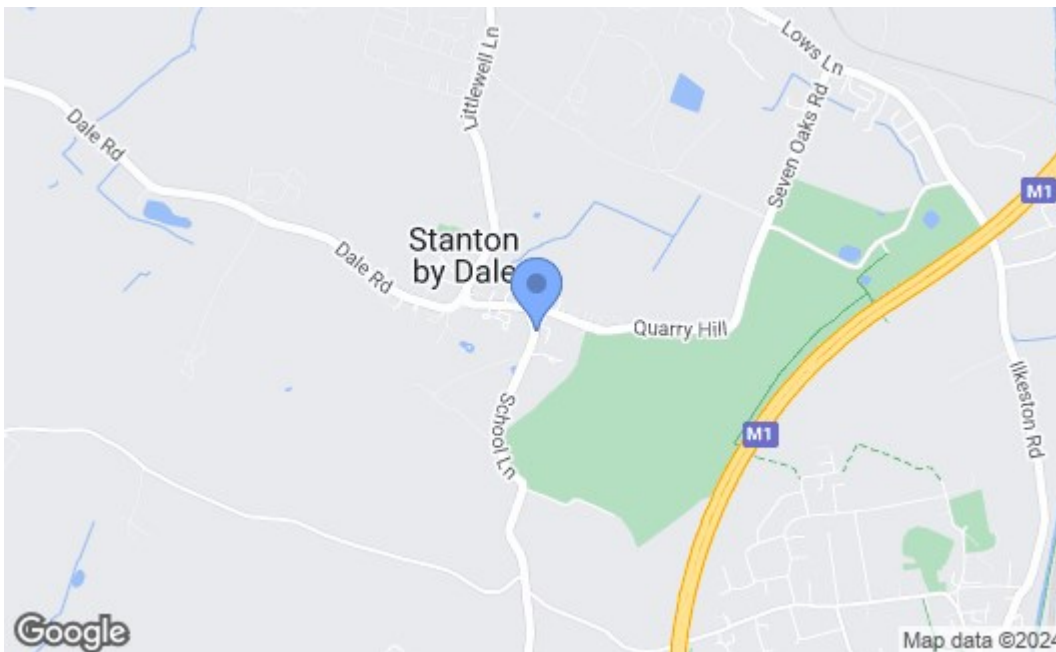
## PARKING\*

The property benefits from off-street parking for two vehicles adjacent, accessed off The Spinney. We understand that this facility is on a separate leasehold title for 99 years and further information is available on request.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.