



£575,000

Lucas Lane, Derby DE65 5FL

Detached House | 4 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- No Upward Chain
- Period Detached Home
- Turning Driveway/Detached Garage & Outbuildings
- Stunning Location With Beautiful Views
- Extremely Large Plot (With Potential To Extend)
- 4 Bedrooms
- Landscaped Private Gardens
- Requires Modernisation
- COUNCIL TAX BAND E

## Property Description

An opportunity to acquire this detached property located within an extremely high regarded area, a real rarity to hit the market. This detached property is positioned on a beautiful plot with landscaped gardens and superb open countryside to the rear elevation. There is scope for further development and offers the potential to extend (subject to planning). Offered for sale with no upward chain.

## Main Particulars

Derbyshire Properties are proud to present this charming four-bedroom detached period home, ideally situated in one of the area's most sought-after locations. Thoughtfully extended by the current owners over the years, the property offers generous living space and a versatile layout. Set on a stunning plot with beautifully landscaped gardens, the home enjoys uninterrupted views over open countryside to the rear. This is a fantastic opportunity for families seeking a characterful home with scope for further enhancement and extension, subject to the necessary planning permissions. A viewing is essential to appreciate the property's position fully.

### Location

Lucas Lane is conveniently located close to local shops, well regarded schools including access along Lucas Lane towards John Port Secondary School and further amenities within Hilton.

Hilton boasts a wide and varied range of enviable local facilities including equestrian centre close by, comprehensive shops, schooling, sporting and recreational facilities. The property also benefits from excellent access to the A50 and A38 road networks, leading to the M1 motorway and East Midlands Airport. There are also ample employment opportunities close by between Derby and Burton.

### Ground Floor

#### Entrance Porch

Entered via hardwood door from the front elevation, tiled floor covering and internal UPVC door accessing the..

#### Entrance Hall

With staircase to the 1st floor landing, double glazed window to the side elevation, wall mounted radiator.

#### Sitting/Dining Room

5.22m x 3.64m (17' 2" x 11' 11") With double glazed windows to the front and rear elevations, wall mounted radiators, exposed beam to ceiling and TV point. The focal point of the room is a stone fireplace with inset log burner and log store alcove.

#### Extended Living/Dining Room

6.31m x 5.13m (20' 8" x 16' 10") With windows to the front and side elevations, wall mounted radiators, decorative coving to ceiling and TV point. The focal point of the room is a brick fireplace housing a cast-iron log burning stove set upon a raised tiled hearth.

#### Kitchen

4.32m x 3.15m (14' 2" x 10' 4") Comprising of a range of wall base mounted units with roll-top work surfaces incorporating a double bowl stainless steel sink drainer unit with mixer taps. Integrated electric oven, induction hob with extractor hood over, tiled floor covering, wall mounted radiator, wall mounted extractor fan, under stairs storage cupboard and double glazed window and door to the rear elevation.

#### Rear Porch

Constructed from a brick base and UPVC units with tiled floor covering and door leading to outside terrace.

#### Utility Room

2.74m x 1.89m (9' 0" x 6' 2") With the continuation of the floor covering from the kitchen, useful wall mounted countertop with space and plumbing for washing machine and dishwasher. A range of base mounted storage cupboards and internal doors accessing the guest cloak-room and conservatory to the side elevation.

#### Guest Cloakroom/WC

Comprising of a WC and wall mounted wash hand basin with tiled splashback. Tiled floor covering, double glazed obscured windows to the rear and side elevations and wall mounted radiator.

#### Conservatory

3.07m x 2.55m (10' 1" x 8' 4") Located to the side aspect and constructed from a brick base and UPVC units with pitched roof and tiled floor covering.

#### First Floor

##### Landing

Accessed via the main entrance hallway with internal doors accessing all four bedrooms and family bathroom. Ceiling mounted loft access point.

##### Bedroom 1

3.77m x 3.29m (12' 4" x 10' 10") With double glazed windows to the front and rear elevations providing elevated views across open countryside. Wall mounted radiator, fitted bedroom furniture and decorative coving to ceiling.

##### Bedroom 2

3.28m x 3.27m (10' 9" x 10' 9") With double glazed window to the front elevation, decorative coving to ceiling, wall mounted radiator and fitted bedroom furniture.

##### Bedroom 3

3.19m x 2.75m (10' 6" x 9' 0") With double glazed window to the front elevation and wall mounted radiator.

##### Bedroom 4

2.99m x 2.73m (9' 10" x 8' 11") With double glazed window to the rear elevation offering views over the garden and countryside beyond, wall mounted radiator.

#### Family Shower room

Comprising of a 4 piece shower suite to include, WC, pedestal wash hand basin, bidet and large shower enclosure with mains fed shower and attachment over. Part tiling to walls, wall mounted radiator, double glazed obscured windows and linen storage cupboard.

#### External

#### Outside

The property offers a large plot with hedgerow and fenced boundaries to neighbouring properties. A large tarmac driveway with turning space provides parking for numerous vehicles and leads to a detached garage with electric roller door. The front garden is hidden from the road by mature hedge-row and trees. A gravelled frontage offers stocked flowerbeds and borders and a lawn that sweeps to the side elevation.

The side aspect is a well cared for lawn with hedgerow boundary that provides access to the sizable rear garden.

The superb rear garden has been landscaped over a number of years and offers paved patios, decking and a large shaped lawn with stocked flowerbeds and borders.

The garden is dotted by numerous conifers and mature trees providing a very pleasant outlook and offering privacy. To the rear of the property are beautiful open fields and countryside views.

Throughout the garden, there are numerous greenhouses, sheds, stores and large detached garage.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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