



£165,000

Sleetmoor Lane, Somercotes DE55 1RG

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Cottage-style Terraced House
- Two Double Bedrooms
- Parking To Rear
- Garage and Workshop
- Very Large Garden To Rear
- Viewing Absolutely Essential To Appreciate Outside Space
- Fantastic Outside Potential
- A Unique and Quirky Property and Gardens

## Property Description

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## Main Particulars

Derbyshire Properties are delighted to present this traditional two bedroom home on the well regarded Sleetmoor Lane. Boasting impressive plot with rear paddock totalling approximately a third of an acre, this home would be perfect for those with equestrian interests.

Internally, the home briefly comprises; Living Room, Kitchen & Bathroom to the ground floor with two impressive double Bedrooms to the first floor.

The outside space is what makes this property unique. The front garden is mainly shrubs and plants, with a stone-built front wall and pathway leading the front door. Pedestrian and vehicular access is via the drive to the next-door property, which leads to a parking area for 2 vehicles and a building containing a small garage and workshop. The workshop is currently used as a music room, with a window and door to the front and a wood-burning stove. This could easily be repurposed as a home office or gym. Adjoining the garage/workshop building is a sizeable, block-built shed, next to which is a garden area with a veg plot, greenhouse and twin stables/sheds of corrugated steel panels. Beyond this is a further garden/paddock that makes this property stand out - land measuring approximately a third of an acre (according to the owners' information), which lends itself to a variety of potential uses - currently having mature fruit trees and bushes, greenhouses, a children's play area, additional timber-built storage and a large chicken coop. This could be further developed as a smallholding, private garden, or returned to sufficient accommodation for a small horse. This area of land backs onto woodland, so is tranquil, peaceful and full of wildlife – set away from other properties and the main road.

### Living Room

4.20m x 3.10m (13' 9" x 10' 2") Upvc double glazed front door to the Lounge. Window to the front. Brick chimney-breast with inset log burner and tiled hearth.

### Breakfast Kitchen

4.20m x 2.64m (13' 9" x 8' 8") Feature fireplace, with inset gas stove and wooden mantle. Fitted floor to ceiling unit with drawers. Sink unit with one and a half bowl sink with mixer tap. Plumbing for washing machine. Cooker point. Tiled floor. Window to the rear.

### Rear Lobby

1.92m x 1.80m (6' 4" x 5' 11") Door to the rear. Tiled floor. Radiator. Space for fridge freezer. Wall mounted Baxi combi boiler.

### Ground Floor Bathroom

2.27m x 1.73m (7' 5" x 5' 8") Panelled bath with shower. Pedestal wash hand basin. Low level W.C. Towel rail. Tiled floor. Window to the side.

### First Floor

### Landing

#### Bedroom One

4.24m x 3.25m (13' 11" x 10' 8") Brick chimney breast with feature fireplace and tiled hearth. Radiator. Window to the rear. Wooden flooring.

#### Bedroom Two

4.25m x 3.18m (13' 11" x 10' 5") Fitted wardrobe. Radiator. Window to the front.

#### Outside

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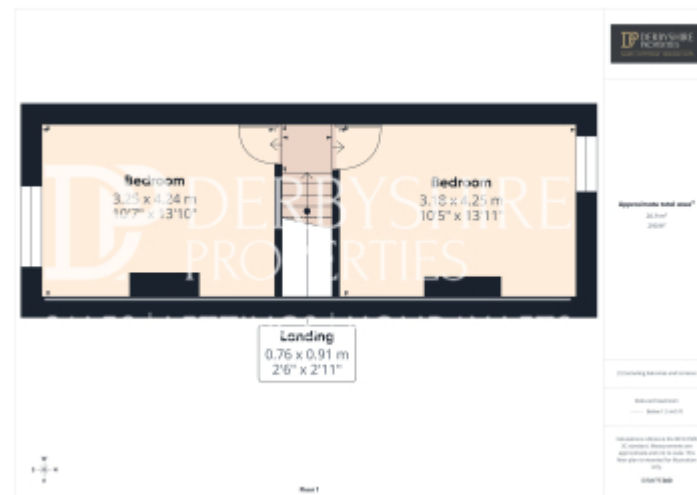
#### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## 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>	69	78
(55-68) <b>D</b>		
(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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