



£360,000

Main Road, Leabrooks DE55 1LT

Cottage | 4 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Stone Character Cottage
- Impressive Corner Plot
- Double Detached Garage
- Newly Fitted Kitchen
- Farm House Style Kitchen
- Perfect For Access to A38 & M1
- Fantastic Combination Of Tradition & Modernity
- Viewing Essential To Appreciate Charm
- Four Bedroom Detached House

Property Description

Derbyshire Properties are delighted to present this stunning detached stone cottage boasting impressive corner plot position within perfect proximity of the A38 & M1. The property has been meticulously upgraded by its current owner and we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this stunning detached stone cottage boasting impressive corner plot position within perfect proximity of the A38 & M1. The property has been meticulously upgraded by its current owner and we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance porch, open plan dining kitchen, utility room, lounge & bathroom to the ground floor with four bedrooms and further shower room to the first floor.

Externally, the home benefits from wonderful corner plot position with driveway for several vehicles and access to double detached garage via electric up and over doors. Path leads to front entrance door which houses mature tree and hedgerow that offer privacy. There is dual gated access to the rear enclosed garden which features sizeable lawn space and private entertaining patio forming the perfect space to host or relax. Raised flower beds and mature shrubbery border and secure the space making it ideal for those with pets and young children.

Entrance Porch

Accessed via composite door with obscured glass panel to side elevation. Tiled flooring, wall light and stable style door opening to kitchen diner completes the space.

Dining Area

With double glazed window housing bespoke fitted shutters to front elevation, cast iron radiator and wood effect flooring throughout. Multi fuel burner on raised hearth set in stone surround forms the centre piece of the room whilst exposed timber beams to the ceiling and integrated shelving completes the space. Open aspect to kitchen.

Kitchen

Featuring a matte range of base cupboards and eye level units with complimentary wooden worktops over and a comprehensive range of integrated appliances including; Oven, hob with accompanying extractor hood, fridge freezer, dishwasher and double Belfast sink beneath sash window. Kitchen island provides breakfast seating area and a wealth of storage space. Double glazed window to side elevation, cast iron radiator and rear exit door completes the space.

Utility Area

With space/plumbing for washing machine & tumble dryer. Access to bathroom.

Bathroom

A tiled three piece suite comprising; Claw foot bath with shower attachment, vanity handwash basin and low level WC. Wall mounted heated towel rail and double glazed obscured window to rear complete the space.

Lounge

A wonderfully cosy space with two double glazed windows to front elevation, each housing bespoke fitted shutters. Multi fuel burner set in decorative stone surround forms the centre piece of the room whilst wooden flooring, exposed timber beams to ceiling and cast iron radiator completes the space.

Landing

Accessing all four bedrooms and the shower room, this carpeted space benefits from cast iron radiator and loft hatch access.

Bedroom One

With double glazed sash window to rear elevation with bespoke fitted shutters, cast iron radiator and wooden flooring. Full length fitted wardrobe units provide valuable storage capacity.

Bedroom Two

With double glazed sash window to front elevation with bespoke fitted shutters, cast iron radiator and carpeted flooring. Fitted wardrobe unit provides valuable storage capacity.

Bedroom Three

With double glazed sash window to front elevation with bespoke fitted shutters, cast iron radiator and wooden flooring. Fitted wardrobe unit provides valuable storage capacity.

Bedroom Four

With double glazed sash window to rear elevation with bespoke fitted shutters, cast iron radiator and wooden flooring. Fitted wardrobe units provide valuable storage capacity.

Shower Room

A stylish three piece suite including; Double walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and obscured window to side elevation completes the space.

Outside

Externally, the home benefits from wonderful corner plot position with driveway for several vehicles and access to double detached garage via electric up and over doors. Path leads to front entrance door which houses mature tree and hedgerow that offer privacy. There is dual gated access to the rear enclosed garden which features sizeable lawn space and private entertaining patio forming the perfect space to host or relax. Raised flower beds and mature shrubbery border and secure the space making it ideal for those with pets and young children.

Council Tax

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

Disclaimer

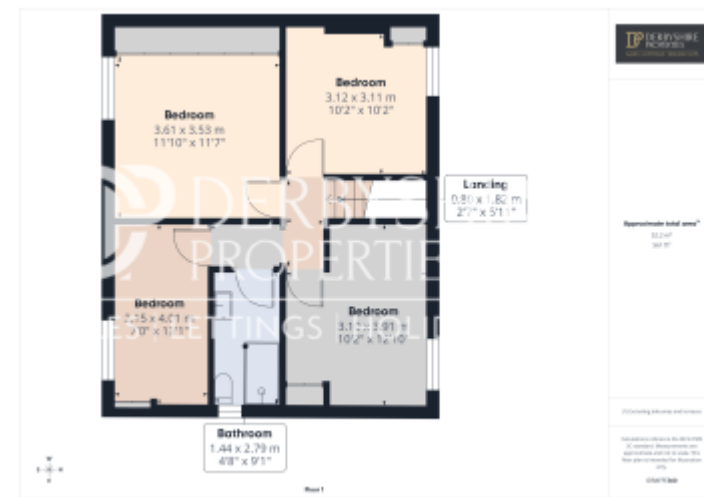
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

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