

# Fletcher & Company

12 Back Lane, Hilton, Derby, DE65 5GJ

---

Offers In The Region Of £449,500  
Freehold

---



STAMP DUTY PAID\* - Incentives on this property!

- A Well Proportioned Detached Family Home
- Spacious And Versatile Accommodation
- Entrance Porch, Hallway And Cloakroom/Wc
- Lounge Opening To A Dining Room
- Breakfast Kitchen And Utility Room
- Five Bedrooms
- En Suite To Bedroom One And A Family Bathroom
- Driveway For 4/5 Cars And Two Garages (One Part Converted)
- Delightful South Facing Rear Garden
- Easy Access To A50,A38 And M1







## Summary

---

Nestled in the charming village of Hilton, Derby, this impressive five-bedroom house on Back Lane offers a perfect blend of spacious living and modern convenience. With a generous 1,554 square feet of versatile accommodation, this property is ideal for families seeking both comfort and functionality.

Upon entering, you will find an entrance porch leading to a hallway, cloakroom/wc, two well-proportioned reception rooms, that have been fitted with new carpeting, a well fitted newly refurbished breakfast kitchen and a separate utility room. Access leads from the utility to a storage area part converted from a garage. To the first floor is a galleried landing, five bedrooms (four double), an ensuite to the main bedroom and a family bathroom.

Additionally, the property has ample off road parking for around five cars and two garages (one of which has been partially converted).

One of the standout features of this home is the south-facing rear garden, which invites an abundance of natural light and provides a delightful outdoor space for children to play or for hosting summer barbecues and entertaining.

The location offers easy access to major roadways, including the A50, A38, and M1, ensuring that commuting to nearby cities and towns is both convenient and efficient.

In summary, this delightful house on Back Lane presents an excellent opportunity for those seeking a spacious family home in a well-connected area. With its versatile layout, ample parking, and lovely garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your new home.



## The Location

## Accommodation

### Ground Floor

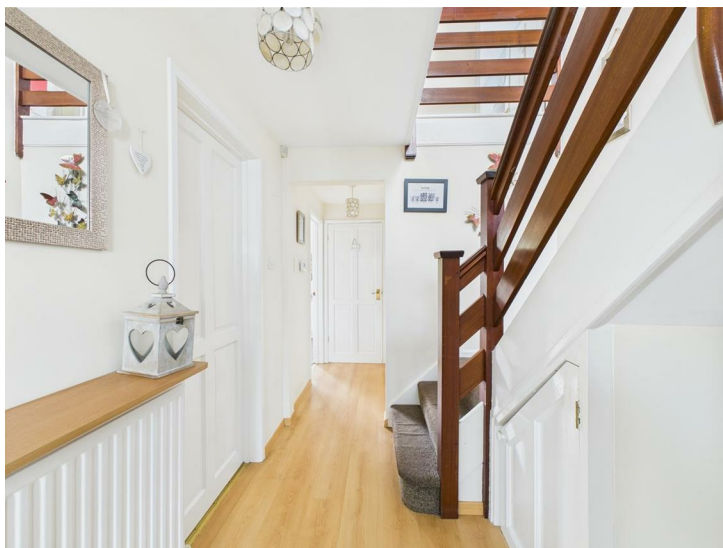
#### Porch

6'5" x 3'2" (1.98 x 0.98)

Having a double glazed composite door providing access to the front, UPVC double glazed windows with frosted glass, a quarry tiled floor and a door leads to the inner hallway.

#### Hallway

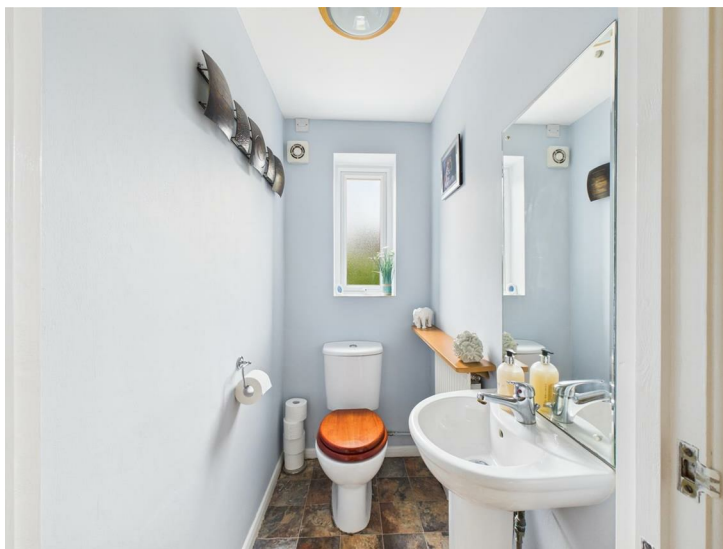
Having a wood grain effect laminate floor, a central heating radiator, an understairs cupboard providing storage space and stairs lead off to the first floor.



#### Cloakroom

5'2" x 3'3" (1.58 x 1.01)

Appointed with a two piece suite comprising a pedestal wash handbasin and a low flush WC with a central heating radiator, extractor fan and UPVC double glazed window to the rear.



#### Lounge

14'0" x 11'1" (4.28 x 3.39)

Benefitting from a new carpet and a feature fireplace housing an electric fire, a central heating radiator and a UPVC double glazed box bay window to the front. The lounge opens to the dining room.

#### Dining Room

11'3" x 8'3" (3.43 x 2.54)

Having a central heating radiator, newly carpeted. and UPVC double glazed bifold doors providing access to the rear garden.

### **Breakfast Kitchen**

13'1" x 8'10" (4.00 x 2.70)

Comprehensively fitted with a range of modern and recently refreshed cupboards and drawers, eye level units and glass fronted display cabinets with a complementary work surface over incorporating a circular stainless steel sink with mixer tap. Integrated appliances include an electric double oven, gas hob and extractor hood with light. There is complementary metro style tiling to all splashback areas, an integrated wine rack, space for a fridge/freezer and plumbing for a dishwasher. A cupboard houses the boiler (serving domestic hot water and central heating system) and there is a breakfast bar. Having a central heating radiator and two UPVC double glazed windows overlooking the rear garden.

### **Utility**

7'9" x 6'9" (2.37 x 2.08)

Appointed with base cupboards and an eye level unit with a complementary work surface over incorporating a stainless sink draining unit with mixer tap. Having space for a tumble dryer, plumbing for an automatic washing machine, tiling to the splashback areas, a UPVC double glazed window to the side and a UPVC double glazed window to the rear with a UPVC double glazed door providing access. There is a tall unit which provides excellent storage space. A door leads to the storage room which has light, power and access is provided to the garage.

### **First Floor**

#### **Landing**

16'10" x 7'1" (5.14 x 2.18)

A galleried landing with a central heating radiator, a UPVC double glazed window to the front elevation and access is provided to the roof space.



#### **Bedroom One**

11'10" x 11'3" (3.61 x 3.45)

Appointed with a range of fitted bedroom furniture comprising wardrobes, overhead cupboards and bedside drawers. There is a central heating radiator and a UPVC double glazed window to the rear.





### En-Suite

7'8" x 3'7" (2.35 x 1.10)

Appointed with a three piece suite comprising a walk-in shower cubicle with folding glass shower doors and electric shower over, pedestal wash handbasin and a low flush WC with tiling to all splashback areas and aqua boarding to the shower enclosure. There is an extractor fan, a wall mounted bathroom cabinet, a central heating radiator and a UPVC double glazed window.

### Bedroom Two

11'3" x 8'10" (3.44 x 2.71)

With a central heating radiator and a UPVC double glazed window to the front elevation.



### Bedroom Three

13'7" x 9'4" (4.15 x 2.86)

Having a central heating radiator and a UPVC double glazed window to the front elevation.



### Bedroom Four

12'11" x 7'9" (3.95 x 2.37)

Having a central heating radiator and a UPVC double glazed window to the front elevation.



### Bedroom Five

7'10" x 7'5" (2.39 x 2.28)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden.



### Bathroom

7'9" x 6'3" (2.37 x 1.91)

Appointed with a three piece modern suite comprising a P-shaped bath with glass shower screen and electric shower over, a pedestal wash handbasin and a low flush WC. There is complementary modern tiling to all splashback areas, an extractor fan, a wall mounted mirror and a UPVC double glazed window with frosted glass to the rear. Having a built-in cupboard providing excellent storage space and a wall mounted heated chrome towel rail.



### Outside

To the front of the property an extended tarmac driveway provides off-road parking for several vehicles. There is outside lighting and access is provided to two garages. To the rear is a delightful, enclosed, generous garden which briefly comprises of a decked and paved patio areas with lawned garden beyond. The garden has a fully enclosed surround, outside lighting and a cold water tap.



### Garage One

15'9" x 9'5" (4.82 x 2.89)

With an up and over door, light and power.

### **Garage Two**

9'10" x 7'11" (3.00 x 2.42)

With up and over door light and power.

### **Council Tax Band E**

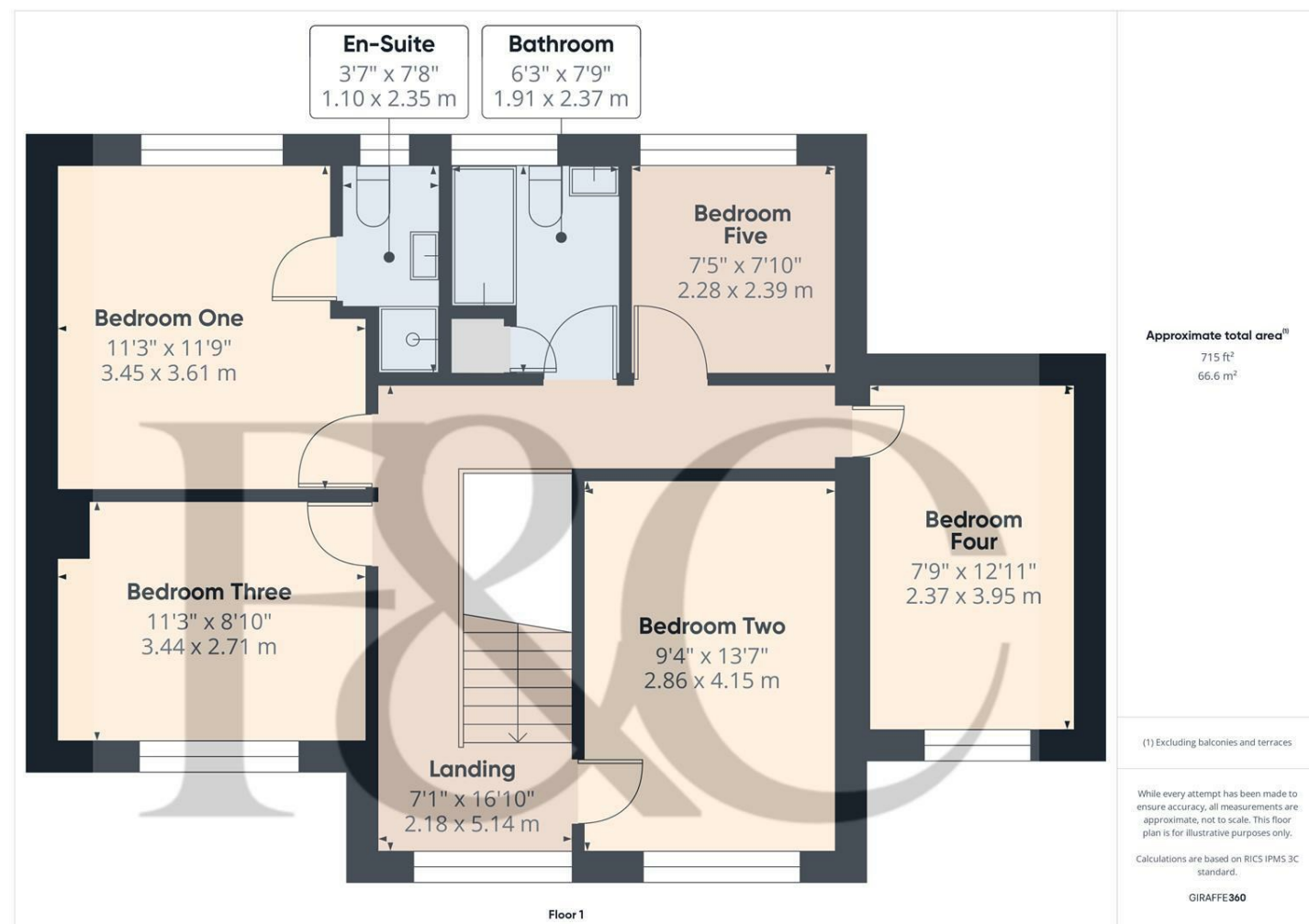
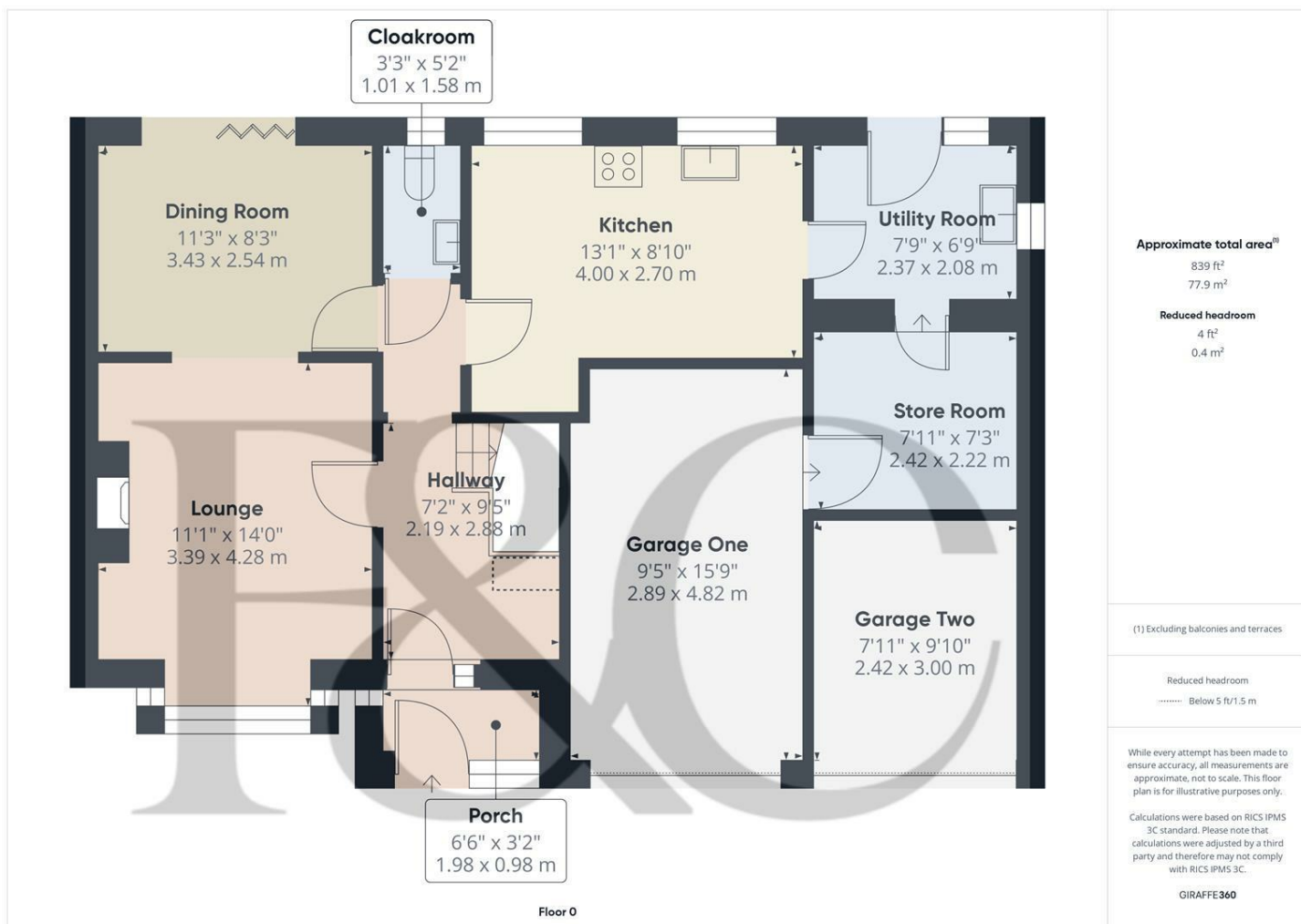
#### **\*\*STAMP DUTY INCENTIVE\*\***

##### **\* Stamp Duty Incentive:**

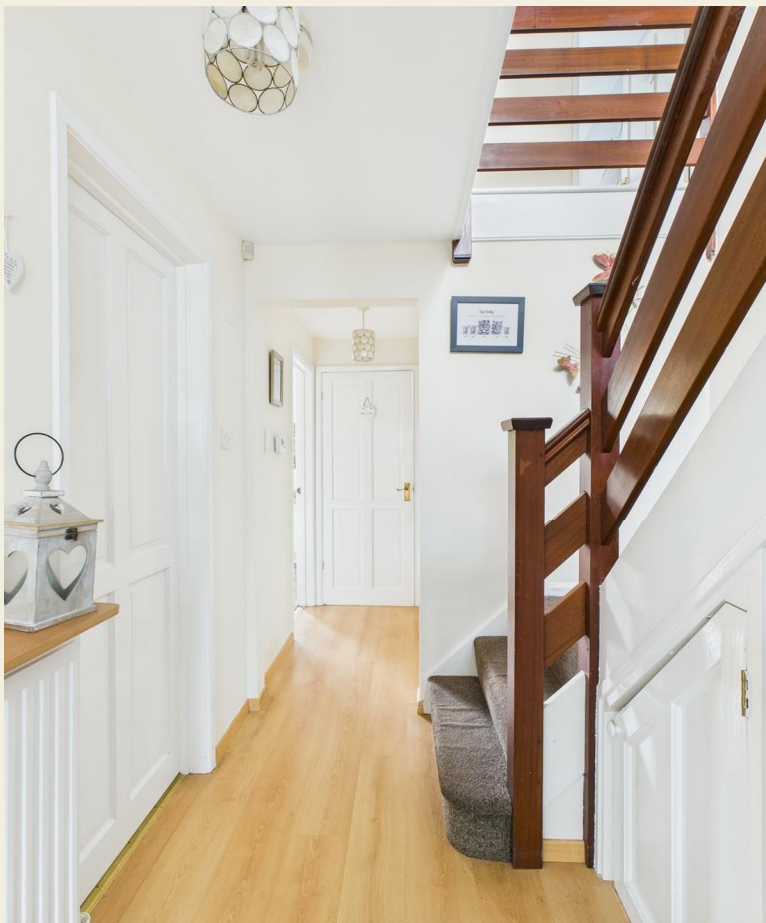
As part of the sale, the vendor will cover the standard rate of Stamp Duty Land Tax (SDLT) on completion (to a maximum of £12,500), offering a valuable saving to the buyer.

Please note: This is based on a sale agreed at the full asking price. Any additional SDLT surcharge applicable to second home or investment property purchases will remain the responsibility of the purchaser.










## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

12 Back Lane  
Hilton  
Derby  
DE65 5GJ

Council Tax Band: E  
Tenure: Freehold

