

# Fletcher & Company

107 Doles Lane, Findern, Derby, DE65 6BA

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Offers Around £855,000

Freehold

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- Ideal for a Large Family
- Impressive Grounds
- Extensive Driveway
- Large, Private, Well-Established, Rear Garden
- Versatile & Spacious Accommodation
- Superbly Appointed Throughout
- Popular Village Location





## Summary

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A stunning, four double bedroom, detached residence occupying a sizeable plot measuring approximately 1/3 of an acre in the sought after village of Findern.

This is a rare opportunity to acquire a substantial, extended, four double bedroom, detached residence located on Doles Lane in Findern. The property occupies a particularly impressive plot measuring approximately 1/3 of an acre and backing onto fields. The property has a large frontage with extensive driveway accessed via electric gates. To the rear of the property is a very impressive, well-established garden offering a high degree of privacy with extensive patio area, lawn, well-stocked borders and entertaining space.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, sitting room, family room, dining room, breakfast kitchen and utility. The first floor landing leads to a master bedroom, three further double bedrooms and a well-appointed bathroom and a superbly appointed shower room.

# F&C

## **The Location**

Findern is a popular South Derbyshire village conveniently located next to A38 and A50. The village features a post office, attractive open green, nursery, primary school and is surrounded by fields. There is also easy access to the fabulous Mercia Marina with a selection of shops, restaurants and pleasant walks. Findern Is also within easy reach of Derby City centre.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

18'3" x 4'2" (5.58 x 1.28)

A panelled and double glazed entrance door provides access to spacious entrance hall with two central heating radiators, wood floor covering, staircase to first floor with understairs storage and airing cupboard housing the hot water cylinder and gas fired boiler.

#### **Fitted Guest Cloakroom**

8'3" x 5'1" (2.53 x 1.56)

Partly wood panelled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, stylish floor to ceiling central heating radiator, recessed ceiling spotlighting and double glazed window to side.



### Sitting Room

12'7" x 11'11" (3.84 x 3.64)

With feature fireplace with decorative wooden surround, granite hearth and interior, central heating radiator, continuation of the wood floor covering, decorative coving and double glazed bow bay window to front.



### Dining Room

11'9" x 11'8" (3.60 x 3.58)

With central heating radiator, decorative coving and double glazed windows to side and front.



## Lounge

22'8" x 11'4" (6.91 x 3.46)

With two central heating radiators, decorative coving, recessed ceiling spotlighting, double glazed window to front and double glazed French doors to garden with fabulous views.



### Family Room

17'2" x 11'10" (5.24 x 3.61)

With feature fireplace with cast iron log burner on a granite hearth, central heating radiator, wood floor covering, double glazed bow bay window and French door to garden.



### High Specification Fitted Breakfast Kitchen

27'10" x 11'0" (8.50 x 3.36)

With feature granite topped island, a stylish range of fitted base cupboards, further L-shaped granite preparation surface with matching upstand and window sill, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards, appliance space suitable for seven plate gas range cooker with extractor hood over, integrated dishwasher, wine fridge, appliance space suitable for American style fridge freezer, wood effect flooring with underfloor heating cover, recessed ceiling spotlighting, double glazed window overlooking fabulous rear garden, access to garden via French doors and double glazed door to side.



### Utility

7'4" x 4'11" (2.24 x 1.51)

With granite effect worktop with appliance spaces beneath suitable for washing machine, tumble dryer and fridge/freezer, wall mounted cupboards, recessed ceiling spotlighting and double glazed window to side.

### First Floor Landing

18'2" x 17'3" x 5'2" x 3'9" (5.56 x 5.27 x 1.58 x 1.16)

A semi-galleried landing with feature balustrade, two central heating radiators, useful storage cupboard, access to loft space and two double glazed Velux windows.

## Master Bedroom

18'7" x 11'0" (5.67 x 3.37)

With two central heating radiators, double glazed window to side, matching French doors to rear incorporating Juliet balcony offering fabulous views over the garden and fields beyond.



## Bedroom Two

14'7" x 11'5" (4.46 x 3.48)

With central heating radiator, recessed ceiling spotlighting and double glazed French doors giving access to balcony offering views over the garden featuring wrought iron balustrade.



### Bedroom Three

17'8" x 9'1" (5.40 x 2.79)

With central heating radiator and double glazed window to rear.



### Bedroom Four

17'8" x 8'11" (5.41 x 2.72)

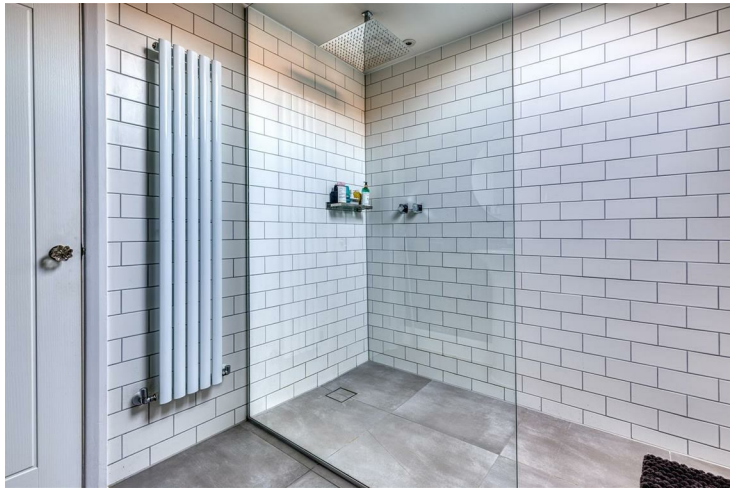
With central heating radiator and double glazed windows to front and side.



### Superbly Appointed Shower Room

9'0" x 7'7" (2.76 x 2.33)

With featured tile floor with underfloor heating, low flush WC, pedestal wash handbasin, large walk-in shower cubicle with rain shower head, stylish floor to ceiling radiator, recessed ceiling spotlighting and double glazed Velux window to side.



### Well-Appointed Bathroom

11'6" x 7'1" (3.52 x 2.18)

With low flush WC, vanity unit with drawers beneath, free standing bath with mixer tap and hand held shower attachment, tile flooring, central heating radiator, spotlights to ceiling and double glazed window to rear.



## Outside

The property occupies a fabulous plot, measuring approximately 1/3 of an acre, set back from Doles Lane. To the front of the property is a good sized lawn, block paved driveway providing ample off-road parking and access down the side of the property through the gate. The property is set back behind wrought iron railings with electric gates.

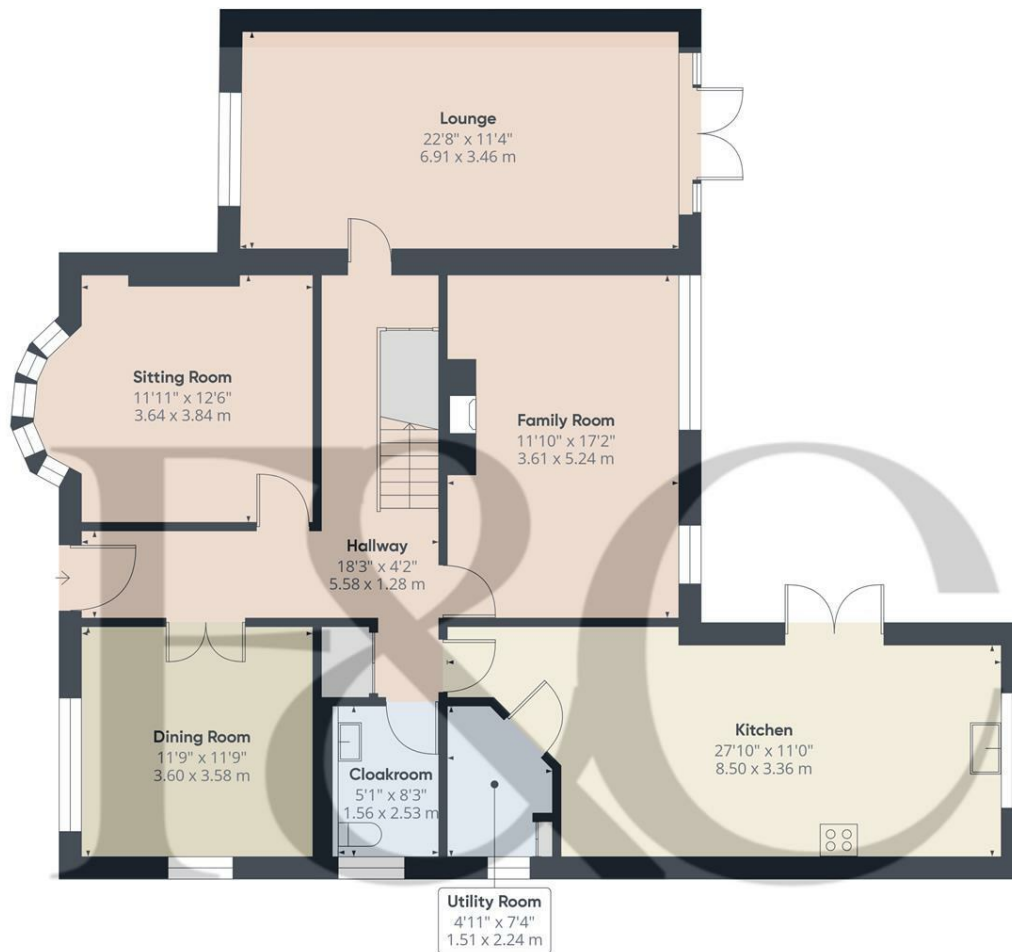
To the rear of the property is a stunning, private garden featuring extensive block paved terrace immediately to the rear with outdoor power, ornamental lighting, extensive lawn, herbaceous borders containing shrubs and mature trees, further hard standing area with timber shed, greenhouse and views over fields. The property also benefits from an impressive, raised terrace/seating area with timber framed gazebo and hot tub (available by separate negotiation) This is a superb space for entertaining and relaxing.



## Council Tax Band G







Floor 0

**Approximate total area<sup>®</sup>**

1317.72 ft<sup>2</sup>  
122.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

**Approximate total area<sup>®</sup>**

994.05 ft<sup>2</sup>  
92.35 m<sup>2</sup>

**Balconies and terraces**

82.99 ft<sup>2</sup>  
7.71 m<sup>2</sup>

**Reduced headroom**

8.99 ft<sup>2</sup>  
0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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## 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>71</b>                                                                                                   | <b>78</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  |           |

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Council Tax Band: G  
Tenure: Freehold

