



3 Bed House - Detached

Long Barn 8 Vicarage Lane, Little Eaton, Derby DE21 5EA
Offers Around £495,000 Freehold



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- Charming Detached Home
- Ecclesbourne School Catchment Area
- Close To Noted St Peter's Park and Village Amenities
- Offers Scope For Improvements
- Two Reception Rooms
- Breakfast Kitchen and Utility
- Private Gardens
- Double Garage
- No Chain Involved
- Many Character Features

ECCLESBOURNE SCHOOL CATCHMENT AREA – Highly individual two/three bedroom detached property enjoying a fabulous location in the heart of the village with views towards St Peter's Park and a short walk to Bluebell Woods and local amenities – NO CHAIN INVOLVED.

The property is rare to the open market and was constructed in 1980 having one owner from new. The property benefits from gas central heating and offers excellent potential to be improved by the genuine buyer.

In brief the accommodation consists of on the ground floor; entrance hall with staircase leading to the first floor, cloakroom, utility room and sitting/games room (potential bedroom three). The first floor landing leads to lounge/dining room, breakfast kitchen, two double bedrooms and bathroom.

The property enjoys a private garden with storage sheds. A driveway leads to a double garage with power and lighting.

The Location

The location is convenient for Little Eaton centre and also Duffield.

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park. Vicarage Lane is a very pleasant, leafy and tranquil setting with walks in Bluebell woods and surrounding countryside.

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some five miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin golf course.

A further point to note, is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Ground Floor

Entrance Hall

16'4" x 8'4" (5.00 x 2.56)

With quarry tiled flooring, radiator, split-level staircase leading to the first floor, coving to ceiling and panelled entrance door.

Cloakroom

6'0" x 3'4" (1.85 x 1.03)

With WC, wash basin, tiled splash-backs, quarry tiled flooring, radiator, obscure window and internal panelled door.

Utility Room

9'10" x 7'0" (3.01 x 2.15)

With single stainless steel sink unit with hot and cold taps, quarry tiled flooring, combination boiler, obscure window, plumbing for automatic washing machine and internal panelled door.

Sitting/Games Room or Bedroom 3

22'6" x 20'11" x 10'10" (6.88 x 6.38 x 3.32)

With feature Inglenook style fireplace with exposed brickwork, exposed beams, stone fireplace and raised deep quarry tiled hearth, parquet wood flooring, beam to ceiling, three radiators, two secondary double glazed windows, half glazed door, stonework and character archway leading to under-stairs storage. (potential bedroom three with en-suite)



First Floor

Landing

With radiator, access to the roof space and walk-in storage cupboard.

Lounge/Dining Room

21'0" x 16'6" (6.41 x 5.05)

With brick fireplace with surrounds incorporating log burning stove and quarry tiled hearth, plate rack, coving to ceiling, two radiators, sealed unit double glazed bow window with deep quarry tiled window sill and aspect to the front and additional sealed unit double glazed window with quarry tiled sill with delightful views towards St Peters park and beyond.



Breakfast Kitchen

11'5" x 10'8" (3.49 x 3.26)

With single sink unit with hot and cold taps, base units with drawer and cupboard fronts, tiled splash-backs, wall and base units with worktops, gas cooker, radiator, sealed unit double glazed window and half glazed access door.

Double Bedroom One

13'7" x 11'4" (4.15 x 3.46)

With radiator, coving to ceiling, sealed unit double glazed window and internal panelled door.

Double Bedroom Two

11'3" x 9'10" (3.45 x 3.00)

With radiator, coving to ceiling, secondary double glazed window and internal panelled door.

Bathroom

9'8" x 6'11" (2.96 x 2.12)

With bath with shower attachment, pedestal wash hand basin, low level WC, tiled splash-backs, radiator, obscure window and internal panelled door.

Gardens

The property enjoys a pleasant lawned garden with shrubs, plants, trees, raised patio area, two timber sheds and a potting shed. (Further storage beneath the winding steps.)



Driveway

A stone flagged driveway provides car standing spaces for two cars.

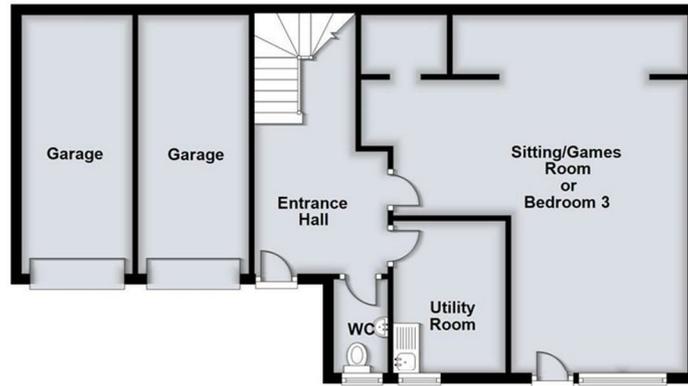
Double Garage

21'0" x 16'6" (6.41 x 5.05)

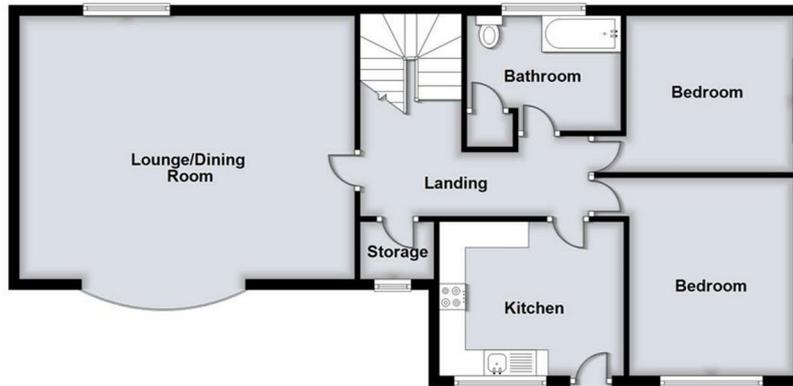
With concrete flooring, power, lighting and two up and over metal front doors.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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