



3 Bed House - Semi-Detached

159 Doles Lane, Findern, Derby DE65 6BA

Offers In Excess Of £300,000 Freehold



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& COMPANY

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- Traditional Extended Semi-Detached Home
- Comprehensively Upgraded
- Gas Central Heating & Double Glazing
- Entrance Hallway, Cloakroom WC & Extended Lounge
- Spacious Open Plan Dining Kitchen
- Three Double Bedrooms & Contemporary Bathroom
- Detached One Bedroom Annexe
- Generous South Facing Landscaped Rear Garden
- Superb Countryside Views
- John Port School Catchment Area

BEAUTIFUL SOUTH FACING GARDEN & SUPERB COUNTRYSIDE VIEWS – A most attractive and comprehensively upgraded three double bedroom semi-detached home with DETACHED ONE BEDROOM ANNEXE, occupying this delightful location on the edge of this sought after South Derbyshire village with a generous landscaped south facing rear garden and superb countryside views to the rear.

The property has been beautifully presented and comprehensively upgraded by the current vendor and has gas central heating, UPVC double glazing and in brief comprises: porch, entrance hallway, cloakroom wc, extended lounge with french doors leading to the rear garden. There is also a beautifully appointed open plan dining kitchen with range cooker and granite worktops and breakfast bar. The first floor landing gives access to three double bedrooms and a well appointed contemporary bathroom.

Outside the property stands set back from the road with a generous frontage with lawned foregarden and good sized driveway. There is gated access to the generous south facing enclosed garden to the rear with covered car port/seating area, paved patio and extensive lawned area. The rear patio also gives access to the brick built detached one bedroom annexe with bedroom/office area, built in wardrobes and storage and also having the benefit of an en-suite shower room.

LOCATION

Findern is a sought after village with a range of amenities include primary school, village green, shop, hairdressers, pleasant walks in surrounding countryside and easy access to the impressive Mercia Marina located on the outskirts of neighbouring Willington.

The property is conveniently located within easy access of local schooling with the property located in the John Port School catchment area and there is a local village primary school in Findern. Private education is also easily accessible with Repton School, Derby Grammar School for boys and Derby High School also being located within a ten minute drive.

This property offers great access to the road networks with the A38, A50 leading to the M1 motorway.

THE ACCOMMODATION

GROUND FLOOR

Entrance through double opening timber framed doors with inset glass panelling leading into:

Entrance Porch

Having feature glass bricks leading into the entrance hallway and traditional style timber framed door with obscure glazed inset into:

Entrance Hallway

6'2 x 5'9 (1.88m x 1.75m)

Fitted with Oak effect laminate flooring, staircase leading through to the first floor landing, smoke alarm, panelled doors giving access through to the downstairs WC, lounge and open archway access leading through to the superb dining kitchen.



Downstairs Cloakroom/WC

Fitted with a two piece white suite comprising; low level WC with chrome push button flush, ceramic wash hand basin with chrome mono-bloc mixer tap built into a vanity cupboard below with wood effect double opening doors and brushed stainless steel handles, checked ceramic tiled floor and UPVC obscure glazed window to the front elevation,

Extended Lounge

18'0 x 10'11 (5.49m x 3.33m)

This room is fitted with TV point, central heating radiator, coving to ceiling, feature arched UPVC double glazed window to the side elevation and UPVC French doors opening out onto the rear garden with matching side panel windows to either side.



Spacious Beautifully Appointed Dining Kitchen

27'0 x 10'11 (8.23m x 3.33m)

Kitchen Area

Fitted with a cream shaker style kitchen with panelled wall, base and drawer units with black granite work surface over with matching splashback, Franke Belfast ceramic sink with traditional style chrome hot and cold taps, recess for a stand alone range cooker housing a dual fuel Range cooker with five ring gas hob, electric double oven and grill, stainless steel extractor canopy over, integrated Kenwood dishwasher, integrated Hoover automatic washing machine, ornate coving to ceiling, Oak effect laminate flooring, recessed LED downlighters, central heating radiator and UPVC double glazed window to the rear elevation.



Dining Area

This has a built in breakfast bar with cream shaker style cupboards with granite breakfast bar over with matching splashback, Oak effect laminate flooring and UPVC double glazed windows to the front and both side elevations, ornate coving to ceiling, ceiling rose and recessed LED downlighters.



FIRST FLOOR

Landing

Having wooden dado rail, smoke alarm, loft access via retractable ladder which is boarded and UPVC double glazed leaded window to the front elevation.



Master Bedroom

11'2 x 10'11 (3.40m x 3.33m)

Having contemporary built in dark wood effect finished full height wardrobes with glazed panels and brushed stainless steel handles, central heating radiator and UPVC double glazed window to the rear elevation.



Bedroom Two

11'2 x 10'11 (3.40m x 3.33m)

Having two contemporary built in double wardrobes with white doors with frosted glass inset, central heating radiator, TV point and UPVC double glazed window to the rear elevation.



Bedroom Three

11'11 x 9'1 (3.63m x 2.77m)

Having TV point, central heating radiator and UPVC double glazed leaded windows to the front and side elevations.



Contemporary Bathroom

7'11 x 5'10 (2.41m x 1.78m)

Fitted with a white three piece suite comprising; low level WC, pedestal wash hand basin with chrome mono-bloc mixer tap, panelled bath with glazed shower screen, shower unit with shower attachment, chrome recessed shower controls, laminated galaxy star splashback panelling, wall mounted LED backlit mirror, grey wood grain finish laminate flooring, modern chrome ladder style heated towel rail, recessed LED downlighters and UPVC obscure glazed window to the side elevation.



OUTSIDE



Frontage & Driveway

The property stands nicely set back from the road with a lawned foregarden with planting borders, low height brick walled boundary to the planting borders, tarmacadamed driveway to the front and side of the property which provides off road car standing for several vehicles.

Delightful South Facing Rear Garden

Double timber gates gives access through to a covered car port and outdoor seating area with polycarbonate roof. There are outside power sockets , outside lighting, UPVC double glazed side door access into the dining kitchen and open archway access leading through to a attractive slate paved patio area with a generous area laid to lawn with block paved edging, timber framed shed and the garden is enclosed by a walled, fence panelled and hedgerow boundary to the rear.



ANNEXE

Built in Wardrobes/Kitchenette Area

Having tiled shelf, useful built in storage, power, light, wall mounted electrical fuse box and wall mounted electric fan heater.



Bedroom Area

15'2 x 7'10 (4.62m x 2.39m)

Having ceramic tiled floor, TV point, power, light and built in maple effect fronted wardrobes.

En-Suite Shower Room

7'10 x 4'7 (2.39m x 1.40m)

Fitted with a white three piece suite comprising; low level WC with chrome push button flush, pedestal wash hand basin with chrome swan neck style mixer tap, double width shower with sliding glazed door, wall mounted Mira electric shower unit, ceramic tiled splashback areas, ceramic tiled floor, recessed LED downlighters, extractor fan, wall mounted mirror, loft access via ladder which is also boarded and UPVC obscure glazed window to the side elevation.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	