



**16 West Lawn, Findern, Derby, DE65 6BB**

**Guide Price £155,000**

For sale via AUCTION. A three-bedroom detached home in Findern, with stunning countryside views, a spacious garage, and excellent investment potential. Ideal for families or downsizers looking for a quiet spot to create their perfect home.



## 16 West Lawn, Findern, Derby, DE65 6BB

### Summary Description

Situated in the sought-after village of Findern, this three-bedroom detached home offers a rare opportunity for buyers with vision. Positioned in a quiet cul-de-sac with open farmland views to the rear, the property requires a full schedule of refurbishment—an ideal blank canvas for investors, developers, or those seeking a project to make their own.

The property's generous proportions include a spacious lounge/diner measuring 7.09 x 4.15 metres, perfect for creating an inviting social space, and a compact kitchen ready for a modern update. Upstairs, there are three bedrooms—two doubles and a single—along with a separate bathroom and toilet, offering flexibility for family living or reconfiguration to suit your needs. Outside, the property boasts a private rear garden with exceptional views over open fields—a real highlight of this home. The attached single garage provides great storage, workshop potential, or even scope for conversion, subject to the usual permissions. A paved driveway with parking for two cars and a front lawn with mature planting complete the picture.

Findern is a charming village known for its peaceful atmosphere and attractive countryside surroundings. The property benefits from excellent local schooling and is within easy reach of amenities in nearby Willington and Repton. Commuters will appreciate quick access to the A38 and A50, linking to Derby, Burton upon Trent, and the wider Midlands region. With its scenic backdrop and superb location, this property is a fantastic opportunity to create a family home or investment that makes the most of this prime spot in the heart of South Derbyshire.

### Entrance Hall

#### Lounge/Diner

23'3" x 13'7" (7.09 x 4.15)



### Kitchen

10'5" x 7'10" (3.2 x 2.41)



### Bedroom One

12'0" x 11'9" (3.67 x 3.6)



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### Bedroom Two

10'10" x 11'8" (3.31 x 3.57)



### Bedroom Three

8'9" x 7'11" (2.69 x 2.43)



### Bathroom

5'4" x 5'1" (1.65 x 1.55)

### Toilet

2'4" x 5'1" (0.73 x 1.55)

### OUTSIDE

### Garage

30'10" x 8'2" (9.41 x 2.5)



An attached single garage with metal up and over door, light, power, rear aspect window and personnel door to garden.

### Frontage and Driveway

A paved driveway with adequate parking for two cars parked in tandem. You will also find a lawned garden with hedged boundary and herbaceous planting.

### Rear Garden

To the rear you will find a compact but private garden with superb views over local farmland.

### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of



Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### **Additional Information**

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

#### **Guide Price & Reserve Price:**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

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#### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

#### **Buying to Let?**

Guide achievable rent price: £950pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

#### **Location / what3words**

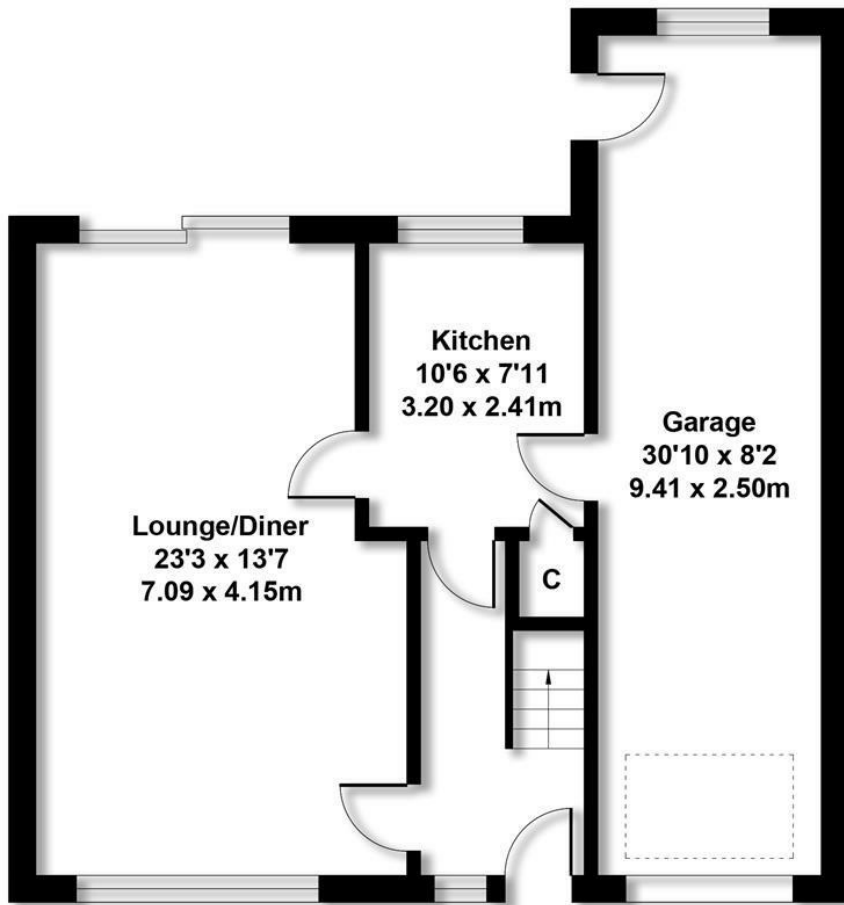
what3words ///bridge.vies.poems



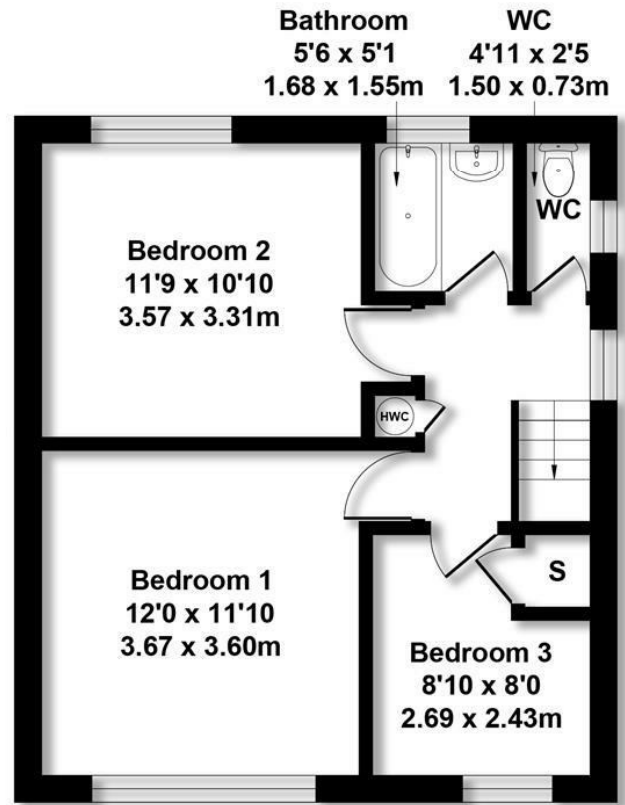
Sales: 01283 777100  
Lettings: 01332 511000  
**www.scofieldstone.co.uk**

# 16 West Lawn

Approximate Gross Internal Area  
1206 sq ft - 112 sq m

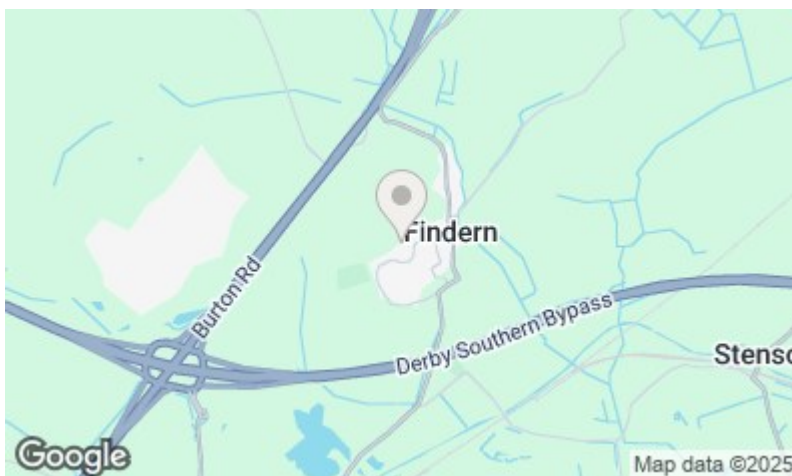


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** [info@schofieldstone.co.uk](mailto:info@schofieldstone.co.uk)  
**w:** [www.schofieldstone.co.uk](http://www.schofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980