



**Swinton Lucas Lane, Hilton, Derby, DE65 5FL**

**£280,000**

Well-presented two-bedroom semi-detached home in popular Hilton with countryside views. Features include a stylish kitchen/diner, conservatory, driveway, and landscaped garden. Ideal for downsizers seeking peaceful yet connected living, with excellent local amenities, schools, and transport links nearby.



### Summary Description

Set within a highly regarded semi-rural location in Hilton, Derbyshire, this well-presented two-bedroom semi-detached home enjoys open countryside views and offers a peaceful lifestyle with practical modern living. Ideal for those looking to downsize or seeking a tranquil retreat, this property blends comfort, convenience, and charm in equal measure.

The accommodation comprises a welcoming entrance hall with wood-effect laminate flooring and under-stairs storage. The front sitting room features a large bay window and a contemporary fireplace with a living flame gas fire. The open plan kitchen/diner includes a stylish shaker-style kitchen with integrated fridge/freezer, wood worktops, and tiled splashbacks. The adjoining dining space includes a wood-burning stove, and the rear entrance utility/cloakroom adds valuable flexibility. A light-filled conservatory opens onto the generous rear garden. Upstairs, the property includes two double bedrooms and a modern bathroom with chrome fittings and both bath and shower over. Throughout, the home is tastefully finished with a combination of laminate and carpeted flooring, UPVC double glazing, and gas central heating.

Externally, the property offers a gravel driveway with parking for at least two vehicles and a gated front entrance. The rear garden has been beautifully landscaped with lawn, patio, herbaceous planting, fruit shrubs, a wooden shed and two water taps – perfect for green-fingered buyers.

Hilton is a popular village offering a semi-rural feel with a host of local amenities including convenience stores, healthcare, and eateries. Schooling options are excellent, with local primary and secondary schools easily accessible. The area enjoys good transport links via the A50, A38 and local bus routes, with Derby, Burton and Uttoxeter all within a short drive.

### Entrance Hall

Having wood effect laminate flooring, front aspect decorative obscure upvc double glazed main entrance door with side windows, inset lights to ceiling, under stairs storage, radiator.

### Sitting Room

10'11" x 10'11" (3.33 x 3.35)



Carpeted, front aspect upvc double glazed bay window, contemporary Adam style fireplace with living flame gas fire, tv and telephone points, radiator.

### Open Plan Kitchen/Diner

Having wood effect laminate flooring.

### Dining Area

10'11" x 16'11" (3.33 x 5.17)



Side aspect upvc double glazed window, wooden Adam style fireplace with wood burner stove, radiator.



## Swinton Lucas Lane, Hilton, Derby, DE65 5FL

### Kitchen Area

8'2" x 6'4" (2.49 x 1.94)



Inset lights to ceiling, side aspect upvc double glazed window, fitted wall and floor units to shaker style in cream with wood worktops and tiled splashbacks, integrated fridge freezer.

### Rear Entrance

Having wood effect laminate flooring, side aspect part glazed upvc door, fitted units and decor to match the kitchen.

### Guest Cloakroom / Utility

Having wood effect laminate flooring, rear aspect obscure upvc double glazed window, wooden worktop, under counter space and plumbing for appliance, low flush wc, wall mounted wash hand basin with chrome hot and cold taps, wall mounted Worcester gas combination boiler.

### Conservatory

9'8" x 7'10" (2.95 x 2.41)



Having ceramic tiled flooring, upvc double glazed framework with French doors to garden and translucent roof.

### Stairs/Landing

Carpeted, side aspect obscure upvc double glazed window, access to roof space.

### Bedroom One

10'11" x 13'7" (3.35 x 4.16)



Carpeted, front aspect upvc double glazed bay window, over stairs wardrobe, tv point, radiator.

### Bedroom Two

10'11" x 10'8" (3.34 x 3.27)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bathroom

6'10" x 5'10" (2.1 x 1.8)



Having wood effect laminate flooring, side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bathtub with chrome hot and cold taps and plumbed shower over, chrome heated towel rail.

## OUTSIDE

### Frontage and Driveway

A gravel driveway fills the frontage with adequate parking for at least two cars. Herbaceous borders provide a boundary perimeter at the main entrance to the property.

### Rear Garden

To the rear you will find a beautifully presented garden of good proportion which has been landscaped to provide a good mixture of paved patio, lawn, herbaceous planting and some fruit planting. Two cold water taps. Wooden shed.

## Material Information

Verified Material Information

Council tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard undefined construction  
Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Septic tank  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing and Wood burner  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good  
Parking: Off Street  
Building safety issues: No  
Restrictions - Listed Building: No

Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

For additional material information, please follow the link:  
<https://moverly.com/sale/KpyXRmWJzDDyscCurXniWz/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## 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: £900pcm

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 ///minimums.lions.valid

## ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

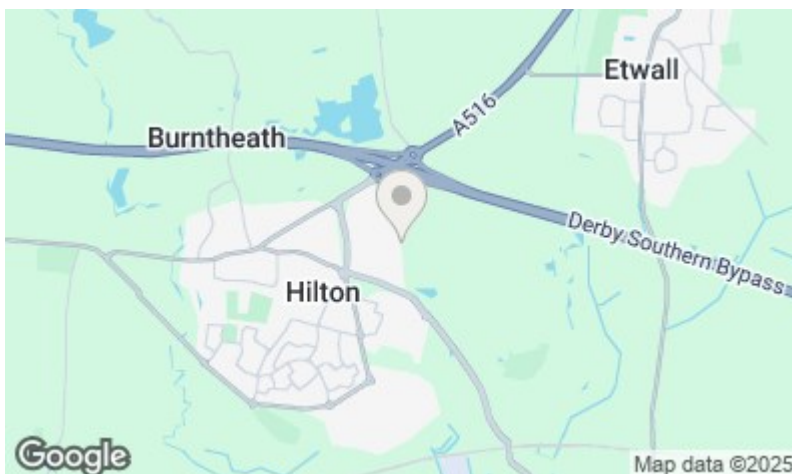


# Swinton, Lucas Lane

Approximate Gross Internal Area  
980 sq ft - 91 sq m



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	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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