

160 Doles Lane, Findern, Derby, Derbyshire, DE65 6BA

By Auction £165,000

FOR SALE BY AUCTION - A chain free three bedroom semi detached home for sale by auction in Findern, offering driveway parking, detached garage, front and rear gardens and a generous plot with rural outlooks. A fantastic modernisation opportunity for first time buyers, developers or investors seeking potential in a popular village location.

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Summary Description

Offered for sale by auction, 160 Doles Lane, Findern, Derbyshire, DE65 6BA is a chain free, three bedroom semi detached home occupying a popular village position with rural outlooks and superb access to commuter routes. Set on a freehold plot with front and rear gardens, driveway parking and a detached garage, this property represents an excellent opportunity for first time buyers, developers and buy to let investors looking for a home with genuine scope to improve.

The accommodation extends to approximately 85 square metres, 910 square feet, and includes an entrance hall, front facing lounge with walk in bay window, separate dining room with French doors to the rear garden, kitchen, downstairs WC, three first floor bedrooms and a family bathroom. The property is dated and would benefit from modernisation, but the layout, plot and location provide a strong foundation for creating a comfortable family home. The generous rear garden is a key feature, offering a lawn, fenced boundaries, mature planting and a patio area, with the overall setting giving the home a pleasant semi rural feel.

Findern is a well regarded Derbyshire village offering a desirable balance of village life and commuter convenience. The area provides access to local schooling, everyday amenities, countryside walks and nearby road links, including routes towards Derby, Burton upon Trent, the A38 and A50. With its freehold tenure, chain free availability, three bedroom layout, driveway parking, garage and generous garden, this auction property on Doles Lane is a compelling opportunity for buyers seeking a project in a popular residential location.

Entrance Hall

The front entrance opens into the hallway, which provides access to the ground floor accommodation and stairs rising to the first floor.

Lounge

10'3 x 13'7 (3.12m x 4.14m)



A well proportioned lounge is positioned to the front of the property, featuring a walk in bay window that allows natural light into the room. This is a comfortable main reception space with a pleasant outlook towards the front garden.

Dining Room

13'5 x 12'1 (4.09m x 3.68m)



Located to the rear, the dining room provides a useful second reception area with French doors opening directly onto the rear garden. There is a built in display and storage area, together with an open recess, making this a flexible space for dining, family use or entertaining. A doorway leads through to the kitchen.

Kitchen

8'7 x 10'11 (2.62m x 3.33m)



The kitchen is fitted with a range of wall and base units, worktop surfaces and tiled splashbacks. A rear facing window looks out towards the garden and there is space for appliances. The layout provides a practical working area with access through from the dining room.

Downstairs WC

The ground floor includes a useful separate WC, adding convenience to the layout.

First Floor Landing

The first floor landing gives access to three bedrooms and the bathroom, creating a practical layout well suited to family living.

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Bedroom One

10'6 x 12'2 (3.20m x 3.71m)



Bedroom one is a good sized double room positioned to the front of the property. A wide front facing window provides natural light and an outlook across the front.

Bedroom Two

10'4 x 11'8 (3.15m x 3.56m)



The second bedroom is another double room overlooking the rear garden and neighbouring greenery. The room includes a chimney breast and decorative fireplace feature, adding character to the space.

Bedroom Three

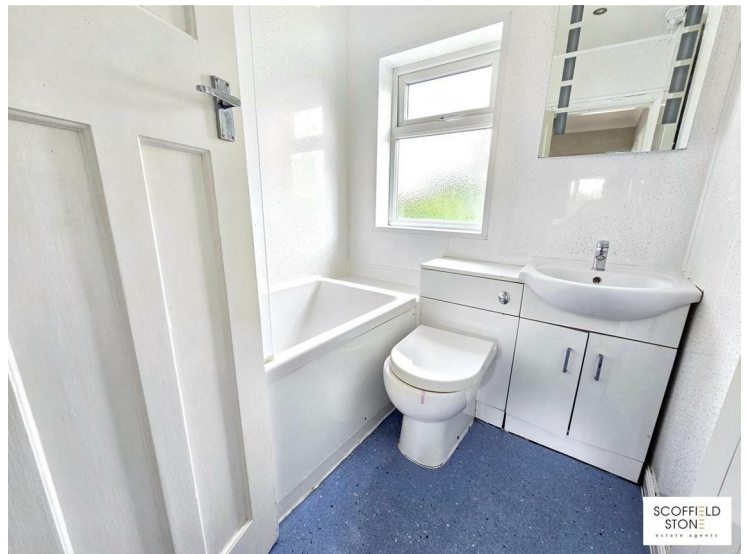
5'9 x 7'8 (1.75m x 2.34m)



Bedroom three is a smaller single bedroom, ideal for use as a child's room, nursery, dressing room or home office. The rear facing window provides a pleasant outlook towards the garden and surrounding greenery.

Bathroom

5'9 x 6'6 (1.75m x 1.98m)



The bathroom is fitted with a panelled bath, wash basin with vanity storage and WC. An obscure glazed window provides natural light and privacy.

OUTSIDE

Front Approach

The property is set back from Doles Lane behind a front garden, with a paved approach and side access leading towards the rear. The traditional frontage includes an attractive brick arched entrance, bay window and mature greenery, giving the home immediate kerb appeal.

Rear Garden



The rear garden is a notable feature of the property, with a generous lawn, fenced boundaries and mature planting. There is a paved patio area immediately behind the house, creating space for outdoor seating. The garden enjoys a green, semi rural feel and offers excellent potential for family use, landscaping or outdoor entertaining.

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: £1200pcm

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 ///plans.puts.activism

Terms and Conditions

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

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

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

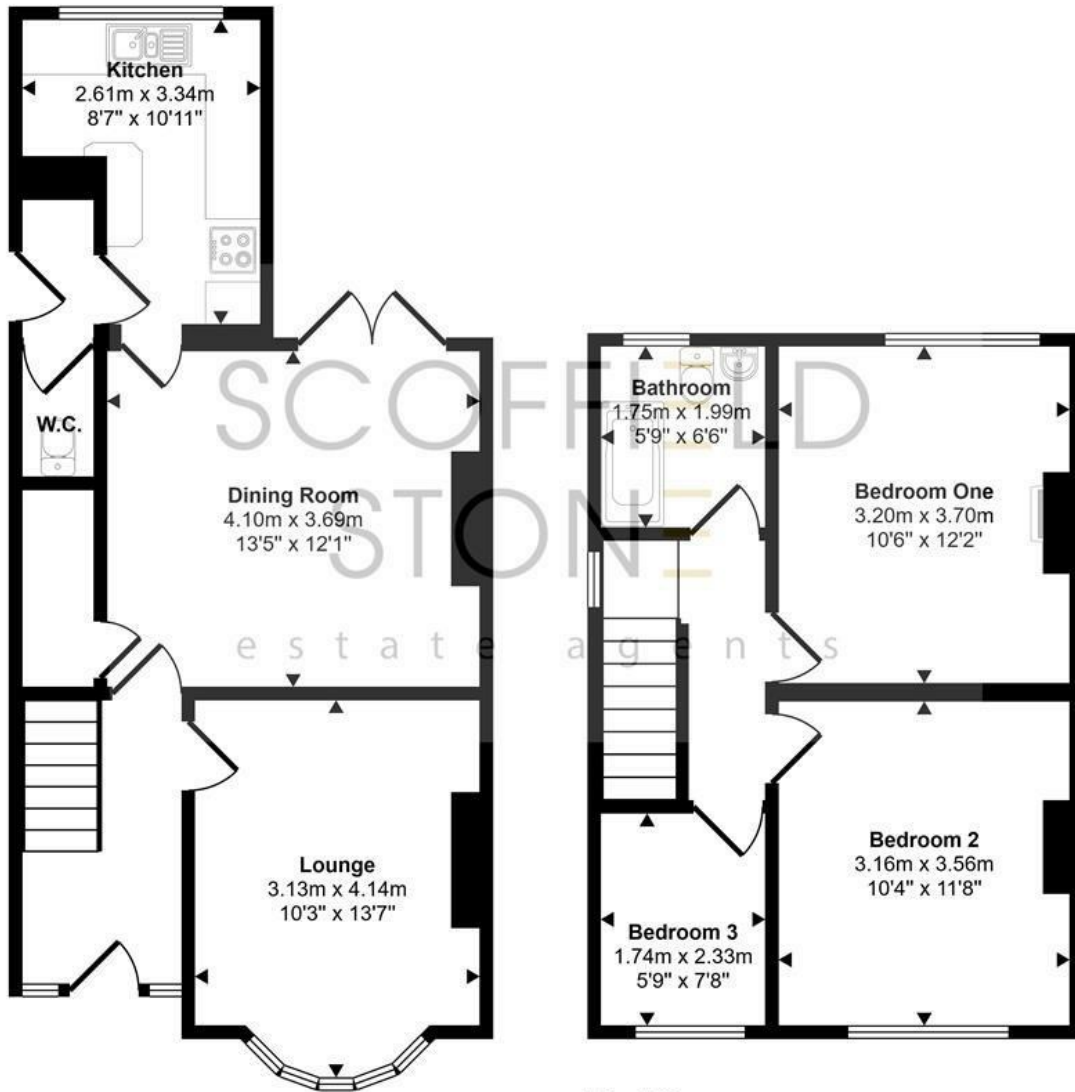
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding 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.

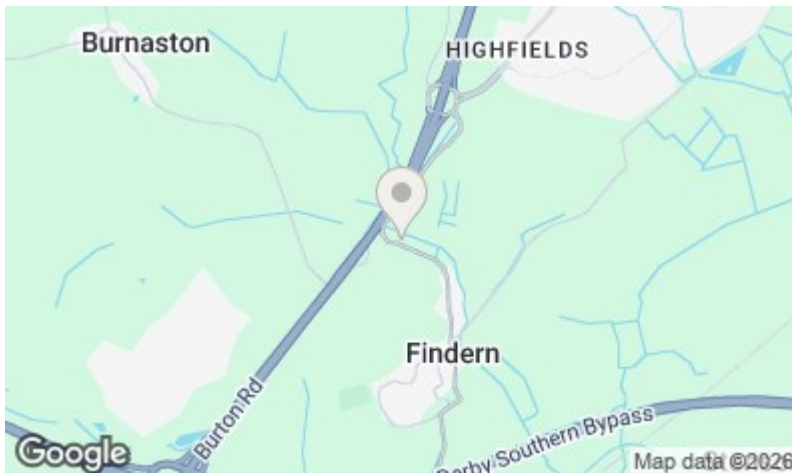
Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	64	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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