SCOFFIELD STONE
estate agents









25 Fishpond Lane, Egginton, Derby, DE65 6HJ

£460,000

Tucked away within a private leafy position in Egginton, this spacious three bedroom detached bungalow offers generous accommodation, countryside views, landscaped gardens, garage and extensive parking. Chain free and full of potential, the property combines peaceful village surroundings with excellent access to Derby, Burton and major road networks.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Located in a secluded and leafy setting in the desirable village of Egginton, 25 Fishpond Lane is a spacious three bedroom detached bungalow offering approximately 147 square metres (1,586 square feet) of accommodation. Offered for sale chain free, the property enjoys a private position with attractive countryside views to the rear and presents an excellent opportunity for buyers seeking a comfortable home with scope to personalise and modernise over time.

The accommodation is both versatile and well proportioned, featuring a generous breakfast kitchen, separate utility room, spacious lounge with garden outlook, and a separate dining room with French doors opening onto the rear garden. All three bedrooms are doubles, with the principal bedroom benefiting from an en suite shower room, whilst the property is further served by a four piece bathroom and additional guest cloakroom, providing the convenience of three toilets in total. Outside, the bungalow continues to impress with driveway parking for multiple vehicles, an attached garage/workshop, and a beautifully maintained rear garden incorporating lawns, patio seating areas, mature planting, vegetable plot and ornamental pond.

Egginton remains one of South Derbyshire's most sought after villages, appreciated for its rural surroundings whilst remaining highly convenient for Derby, Burton upon Trent and major road links including the A38 and A50. The area is well placed for access to reputable schooling in nearby villages and surrounding towns, together with a range of local amenities, countryside walks and public transport connections. This location will particularly appeal to buyers seeking village living without compromising on accessibility.

Entrance Porch

A welcoming brick-built entrance porch featuring ceramic tiled flooring and UPVC double glazed French doors, creating a bright and practical introduction to the home.

Hallway

A spacious and inviting hallway finished with ceramic tiled flooring, accessed via a hardwood part glazed entrance door. Complemented by wall lighting, a built-in storage cupboard, radiator and telephone point, the space offers both practicality and character.

Kitchen

11'9 x 7'7 (3.58m x 2.31m)



Well appointed and full of natural light, the kitchen is fitted with a range of cottage-style wall and base units in a Beech effect finish, paired with stone effect work surfaces and tiled splashbacks. Features include an inset composite sink with drainer and preparation area, integrated double electric oven with electric hob, inset ceiling lighting and two front facing UPVC double glazed windows. An open archway leads seamlessly into the breakfast area.

Breakfast Area

16'10 x 7'7 (5.13m x 2.31m)



A charming and versatile dining space with ceramic tiled flooring, side aspect UPVC double glazed window and radiator, ideal for informal dining or morning coffee.

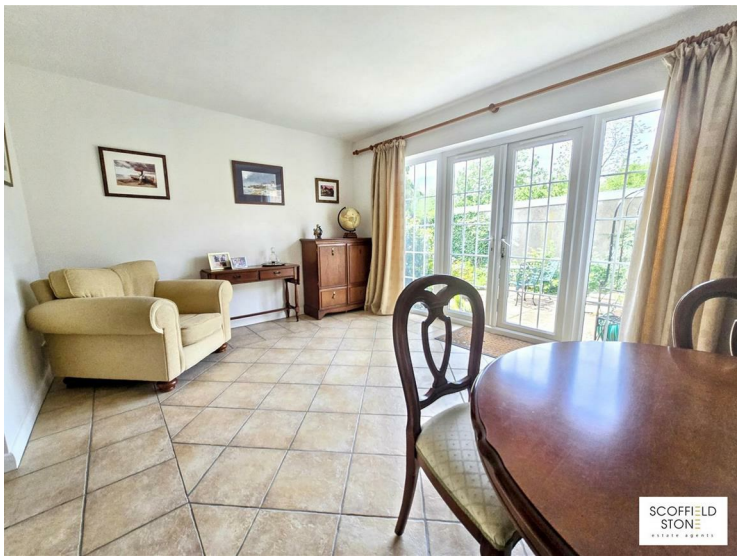
Utility Room

7'3 x 8'9 (2.21m x 2.67m)

Designed with practicality in mind, the utility room offers ceramic tiled flooring, fitted storage cupboard, stone effect work surface

and wall mounted Worcester gas boiler. Natural light is provided by front and side aspect obscure UPVC double glazed windows, with a part obscure glazed external door offering convenient outside access.

Dining Room
10'9 x 15'5 (3.28m x 4.70m)



A pleasant dining space with ceramic tiled flooring and UPVC double glazed French doors opening onto the rear garden, creating an ideal setting for entertaining or family meals.

Lounge
13'0 x 16'3 (3.96m x 4.95m)



A generously proportioned lounge enjoying views over the garden through rear facing UPVC double glazed French doors and a side aspect window. The focal point of the room is an attractive Adam style fireplace with wooden mantle, stone effect hearth and inset electric fire, complemented by a radiator and television point.

Bedroom One
11'11 x 12'9 (3.63m x 3.89m)



A comfortable double bedroom with rear aspect UPVC double glazed window and radiator.

En Suite Shower Room
7'3 x 2'9 (2.21m x 0.84m)

Fitted with ceramic tiled flooring and fully tiled walls, the en suite comprises a low flush WC, pedestal wash hand basin and shower enclosure with electric shower. Finished with inset ceiling lighting and a side aspect obscure UPVC double glazed window.

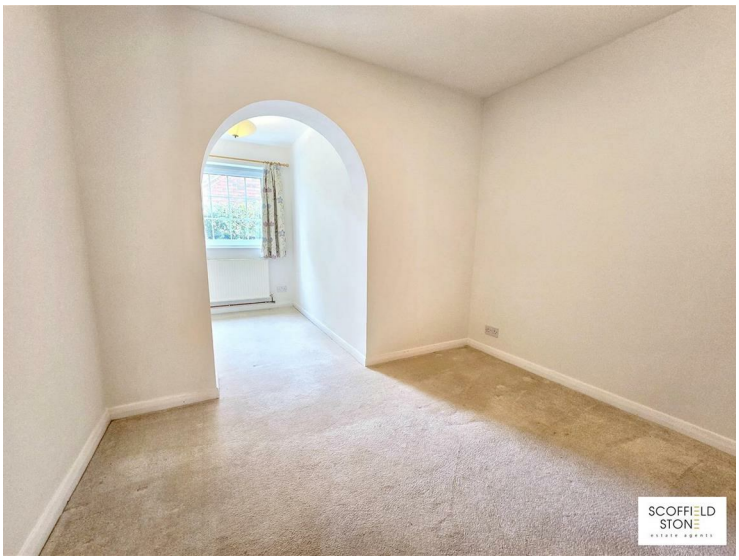
Bedroom Two
9'8 x 9'5 (2.95m x 2.87m)



A well proportioned bedroom with rear aspect UPVC double glazed window and radiator.

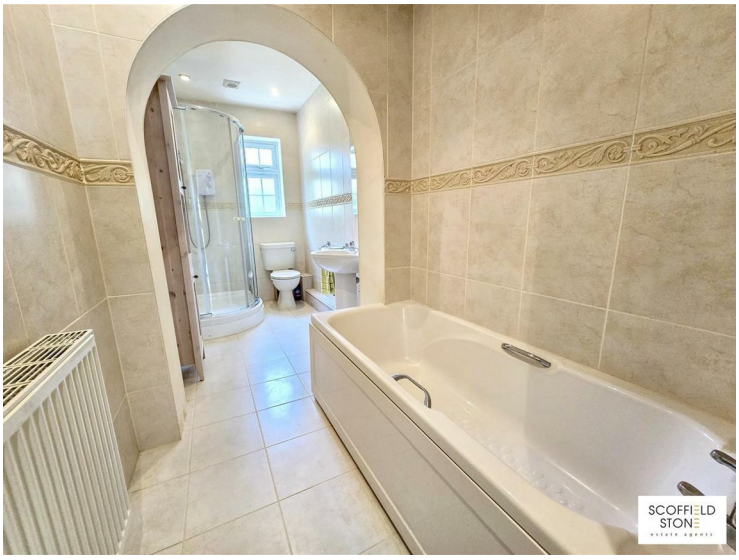
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Bedroom Three
8'8 x 9'8 (2.64m x 2.95m)



A unique and versatile room arranged over two distinct areas, offering flexibility for a variety of uses. Finished with carpeting, side aspect UPVC double glazed window and radiator.

Bathroom
15'11 x 5'0 (4.85m x 1.52m)



A spacious four piece bathroom appointed with ceramic tiled flooring and fully tiled walls. The suite includes a bathtub, pedestal wash hand basin, low flush WC and double shower enclosure with electric shower. Additional features include inset ceiling lighting, airing cupboard housing the hot water cylinder, radiator and loft access.

Guest Cloakroom/WC
Conveniently positioned and attractively finished with ceramic tiled flooring and part tiled walls. Fitted with a low flush WC, wash hand basin and heated towel rail.

Outside

Frontage and Driveway
The property is approached via a shared access with Number 27 and benefits from a tarmacadam driveway providing off road parking for several vehicles, leading to the attached garage. A secure wrought iron gate gives access to the rear garden. The frontage is attractively landscaped with a well maintained lawn, established herbaceous borders and mature neighbouring trees offering an excellent degree of privacy.

Garage
Attached workshop garage fitted with timber access door, rear personnel door, side window, light and power supply.

Rear Garden





A generous, enclosed rear garden enjoying a high degree of privacy together with attractive countryside views beyond. Thoughtfully landscaped and lovingly maintained, the garden offers a varied blend of paved seating areas, shaped lawn, mature herbaceous planting, vegetable plot and ornamental pond, creating a peaceful outdoor environment.

Material Information
Verified Material Information

Costs & tenure
Tenure: Freehold
Council tax band: E
EPC rating: No Certificate
The building
Detached bungalow, standard brick and block construction
3 bedrooms, 2 bathrooms, 2 receptions
Loft: insulated and unboarded, accessed by Through a hatch
Outside areas: Front garden, Rear garden, and Side garden

Services
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage and Driveway

Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: Low — River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At

risk; Groundwater flooding risk: Unlikely
Onward chain: no

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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.

Follow the link for the full report:
https://moverly.com/sale/AvgT9HASxnTzG16jYZ62k7/view

Buying to Let?

Guide achievable rent price: £1350pcm

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. Scoffield 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

///slip.situation.colleague

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.

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 non-refundable charge of £25 per person to cover the cost of these checks.

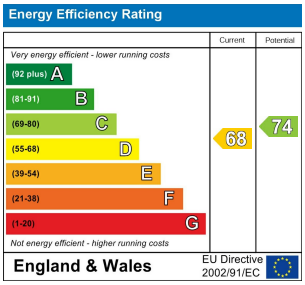
Approx Gross Internal Area
147 sq m / 1586 sq ft

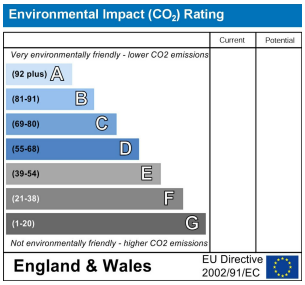


Floorplan

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.







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