



GADSBY  
NICHOLS

31 Longlands Lane, Findern, Derby, DE65 6AH  
Offers Around £475,000



### 31 Longlands Lane, Findern, Derby, DE65 6AH



A MOST SPACIOUS, FOUR-BEDROOMED DETACHED EXECUTIVE residence, adjoining and enjoying views over fields to the rear, set in the desirable village of Findern. The property is available with IMMEDIATE VACANT POSSESSION, and offers scope for further refurbishment to individual taste. Having the benefit of double glazing, and gas central heating, the well-proportioned family accommodation briefly comprises: -

GROUND FLOOR, reception hall, refitted cloaks/WC, generous rear lounge, separate dining room, front sitting room/study, and breakfast kitchen with modern fitments and integrated appliances. FIRST FLOOR, landing, main double bedroom with modern ensuite, a further three double bedrooms, and modern shower room. OUTSIDE, attached brick double garage, deep front garden, driveway affording ample car standing, and large rear garden. EPC D, Council Tax Band E.



## THE PROPERTY



A detached, executive residence, which has seen some improvement with refitting of the kitchen, ensuite, and shower room; however, it does offer scope for further refurbishment to individual taste. The accommodation briefly comprises; reception hall, cloaks/WC, three reception rooms, breakfast kitchen, landing, main bedroom with ensuite, three further double bedrooms, shower room, attached double garage, driveway parking, and front and rear gardens.



## LOCATION



The property is situated in the desirable village of Findern, with the additional benefit of adjoining and enjoying views over the fields to the rear. Findern affords a range of basic amenities, to include village store and post office, Church, and primary school, and is strategically located for access to the A50 and A38, which provides easy commuting distance

to Derby city centre, the town of Burton-upon-Trent, and onwards to the M1 and M6 motorways. Findern is also within minutes driving distance of Willington and Littleover for more comprehensive amenities.

## DIRECTIONS

Findern is located approximately 6-miles southwest of Derby city, and is best approached by leaving Derby southwest along the A38, and after approximately 4-miles take the exit signposted for Littleover, Mickleover and Findern, then at the traffic island take the exit for Findern. On entering Findern village proceed through the village centre onto Doles Lane onto The Green before continuing into Main Street, and then turning right into Longlands Lane, to find the property on the lefthand side.

What 3 Words /// magically.cheese.fled.

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13477.

## ACCOMMODATION

Having the benefit of gas central heating, and double glazing, the detailed accommodation comprises: -

## GROUND FLOOR

### RECEPTION HALL

Having UPVC double glazed entrance door, UPVC double glazed side window, central heating radiator, and stairs to the first floor.

### CLOAKS/WC

Having modern white suite comprising; low-level WC, and wash hand basin in vanity unit with cupboards under, together with tiled walls, central heating radiator, two ceiling downlighters, and UPVC multi-pane double glazed window.

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### GENEROUS REAR LOUNGE

5.74m x 3.73m (18'10" x 12'3")



Having central heating radiator, ceiling coving, double glazed sliding patio doors to the rear garden, and square arch opening to the: -

### DINING ROOM

3.45m x 3.12m plus (11'4" x 10'3" plus)



Measurements are 'plus recess'.

Having UPVC double glazed window, and central heating radiator.

### FRONT SITTING ROOM/STUDY

4.19m x 2.72m (13'9" x 8'11")



Having ceiling coving, UPVC multi-pane double glazed window, and central heating radiator.

### BREAKFAST KITCHEN

4.52m x 2.54m (14'10" x 8'4")



Having modern white fitments comprising; two double base units, two single base units, drawers, and two double wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, integrated electric hob with stainless steel and glass canopy over incorporating extractor hood and light, integrated electric oven, integrated microwave, integrated fridge, integrated freezer, ample work surface areas with tiled splashbacks, breakfast bar, central heating radiator, UPVC multi-pane double glazed windows to the front and side, understairs pantry, and UPVC multi-pane double glazed door.



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### FIRST FLOOR

#### LANDING

Having built-in airing/boiler cupboard housing an Alpha gas-fired boiler providing domestic hot water and central heating, together with access to the loft space.

#### BEDROOM ONE

5.11m x 3.81m max (16'9" x 12'6" max)



Having fitments comprising; built-in triple wardrobes, and further built-in over-stairs wardrobe, together with central heating radiator, and double glazed window.

#### ENSUITE SHOWER ROOM

1.96m x 1.75m (6'5" x 5'9")



Having modern white sanitary ware comprising; low-level WC with concealed cistern, wash hand basin in vanity unit with cupboards under, and walk-in shower enclosure with rain and handheld shower fitments, together with tiled walls, three ceiling downlighters, heated chrome towel rail, ceiling extractor fan, and UPVC double glazed window.

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### REAR BEDROOM TWO

3.73m x 3.48m (12'3" x 11'5")



Having fitments comprising; built-in triple wardrobes, together with central heating radiator, and UPVC double glazed window to the rear enjoying views over the adjoining fields.

### BEDROOM THREE

3.63m x 3.51m max (11'11" x 11'6" max)



Having central heating radiator, and UPVC double glazed windows to the rear enjoying the views over the fields.

### BEDROOM FOUR

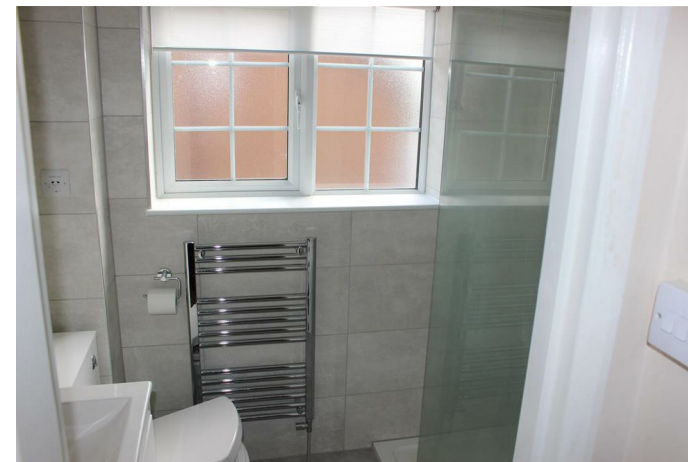
3.15m x 2.62m plus (10'4" x 8'7" plus)

Measurements are 'plus door recess'.

Having built-in wardrobe, UPVC multi-pane double glazed window, and central heating radiator.

### SHOWER ROOM

2.08m x 1.47m (6'10" x 4'10")



Having modern white sanitary ware comprising; low-level WC with concealed cistern, wash hand basin in vanity unit with cupboards under, and walk-in shower enclosure with rain and handheld shower fitments, together with heated chrome towel rail, tiled walls, and UPVC multi-pane double glazed window.

### OUTSIDE

#### FRONT GARDEN

The property is set back behind a deep front garden, laid mainly to lawn, with large mature tree, and block-paved pathway and driveway affording up to three/four car standing spaces, and leading to the: -

#### ATTACHED DUBLE GARAGE

7.21m x 5.26m (23'8" x 17'3")

Of brick construction, having up-and-over door to the front, access door to the rear, double glazed window, and electric power and light.

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## **REAR GARDEN**



Generous rear garden, laid mainly to lawn, having paved patio area, and adjoining fields to the rear.

## **ADDITIONAL INFORMATION**

### **TENURE**

We understand the property is held freehold, with vacant possession provided upon completion.

### **ANTI-MONEY LAUNDERING (AML) REGULATIONS**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this

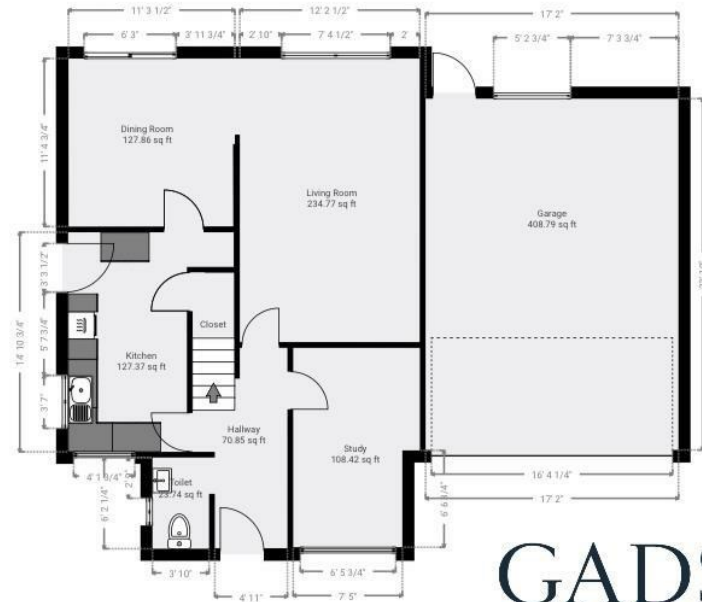
information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;

b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

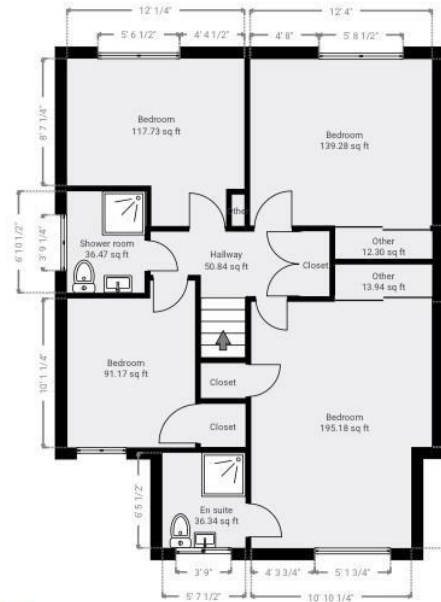
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13477**

## ▼ Ground Floor

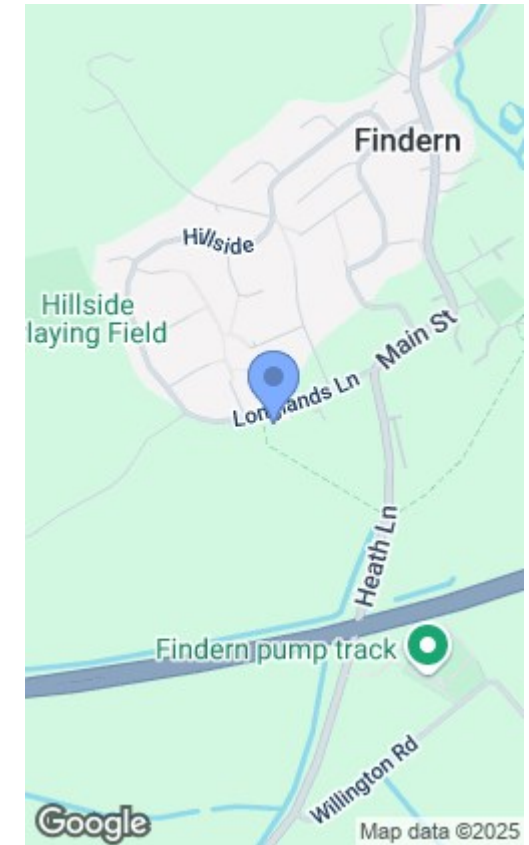


## ▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-101) <b>A</b>			(92-101) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC

# PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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