

## 19 Wilne Lane

Shardlow, Derby, DE72 2HA

Offers In The Region Of £275,000



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## Property & Village

Such a rare opportunity to acquire this splendid double fronted character cottage. The subject property offers plenty of living space. Briefly comprising on the lower floor of hallway two reception rooms, kitchen diner, covered inner porchway, guest cloakroom and separate utility area, access to the rear courtyard. Upper floor are two generous bedrooms, one with en suite facilities and a further shower room. Gas fired central heating system and underfloor heating to the kitchen diner. This cottage would make an ideal home for those who are looking to downsize or relocate to a more rural part of Derby with great access routes.

Shardlow is a popular Canalside village offering a marina with boat moorings, great walking routes, a short drive to the city and an array of pubs & restaurants. offering stunning views with scenic walks on the doorstep

## Accommodation

### Lower floor

#### Entrance and Hallway

Through the timber framed solid wood door opening to the hallway with under stair recess providing storage and central heating radiator.

#### Lounge

16'3" x 10'11" (4.96 x 3.35)

With dual aspect timber framed double glazed windows to front and side with fitted blinds, feature fireplace with exposed internal brick grate housing multi fuel burner, central heating radiator, timber ceiling beams and internal door to kitchen diner.

#### Reception Room Two

16'9" x 11'6" (5.11 x 3.53)

With timber framed double glazed window to front elevation, useful store cupboard, timber ceiling beams and twin set of central heating radiator.

#### Kitchen Diner

19'5" x 9'3" (5.92 x 2.84)

With double glazed window to side, timber framed double glazed patio doors to courtyard. Modern range of eye level and base units complementing work surface with inset gas four ring hob, stainless steel extractor fan and hood over, built in wall mounted double oven, integrated dishwasher, stainless steel sink and drainer, standalone Bio fuel pellet burner, under counter fridge freezer, cupboard housing the Potterton gas fired central heating boiler door to inner porchway. Dining area offers ample space for dining furniture, a range of wall mounted and base units, integrated freezer, Timber framed glazed door to courtyard and door reception two.

#### Inner Porchway

With a covered area leading to guest cloakroom and utility area, door to garden central heating radiator.

#### Guest Cloak Room

With a suite comprising of vanity unit with ceramic sink and storage facilities, wash hand basin chrome towel rail and extractor fan.

#### Utility Area

With timber framed glazed window and matching door, plumbing for washing machine space for other white goods and central heating radiator.

#### Upper Floor

### Landing

With access to the roof space doors leading off to bedrooms and shower room.

### Bedroom One

17'7" x 10'2" (5.36 x 3.12)

With timber framed double glazed windows and central heating radiator.

### En suite

With timber framed double glazed window, stand-alone roll top bath with shower attachment set upon a wooden plinth and central heating radiator.

### Bedroom Two

10'2" x 10'2" (3.10 x 3.10)

With timber framed double glazed window, fitted wardrobes and storage, and central heating radiator.

### Shower Room

11'1" x 6'6" (3.40 x 2.00)

With timber framed double glazed windows, generous walk in shower cubicle housing the twin headed mains fed shower, vertical wall mounted central heating radiator, WC, ceramic sink set upon plinth with storage facilities.

### Outside Rear.

With enclosed courtyard with hardstanding paved area and secure timber gate offering access to the canal walks close by.



## Road Map



## Hybrid Map



## Terrain Map



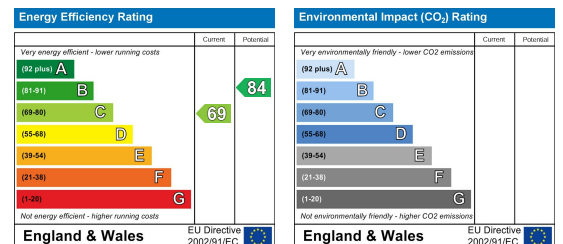
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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