

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 3 Leabrook Cottages Lea Bridge, Lea, Derbyshire DE4 5AH



**Double fronted three bedroomed mid-terraced property enjoying well proportioned gardens to front and rear, occupying a sought after village location - NO UPWARD CHAIN**

- Gas fired central heating • Sealed unit upvc double glazing • Modernisation required
  - Entrance hallway • Sitting room • Dining room • Fitted kitchen
- Rear hallway / utility • Downstairs guest cloakroom • Three bedrooms • Shower room
- Lawned foregarden • Well proportioned gardens to front and rear • Please Note - There is vehicular access to the rear of the property for £1 nominal fee per year
  - Concrete garage base to the rear
  - Viewing strongly recommended •

**Offers around £295,000**



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### **GENERAL INFORMATION**

This sale offers an excellent opportunity for the discerning purchaser to acquire this double fronted three bedroomed mid-terraced property, enjoying well proportioned gardens to front and rear and a sought after village location.

The property is sold with the benefit of no upward chain, gas fired central heating and sealed unit upvc double glazing. Internally briefly comprising of an entrance hallway, sitting room, dining room, fitted kitchen, rear hallway / utility and well proportioned guest cloakroom. To the first floor are three bedrooms and a shower room.

Outside to the front of the property is a well proportioned lawned foregarden and to the rear is a paved patio area which gives way to a well proportioned lawned garden which is westerly facing and enjoys afternoon and evening sun, leading to a timber garden shed.

### **PLEASE NOTE**

We have been told by our vendor that there is vehicular access to the rear of the property. The land to the rear is owned by Smedley's Mill and the owners of the cottages pay £1 per annum for vehicular access. There is also a concrete garage base to the rear of the property.

### **LOCATION**

The property is located within the hamlet of Lea Bridge noted for a famous bluebell wood and John Smedley Knitwear. The village of Holloway is located nearby with Doctor's Surgery, renowned butcher and village primary school located within nearby Lea. It is well located for the commuter with access to Matlock, Chesterfield, Derby, Nottingham and the M1 Motorway together with the Derbyshire Dales, Carsington Water and the Peak District. Furthermore there is a railway station located at Cromford with connections to Ambergate and Derby Station.

### **ACCOMMODATION**

Panelled and opaque double glazed upvc entrance door provides access to:

#### **ENTRANCE HALLWAY**

Having staircase off to first floor with handrail. Central heating radiator. Two doors provide access to a sitting room and dining room respectively.

#### **SITTING ROOM 5.01m x 3.35m (16'5" x 11'0")**

Note the former measurement being taken into the recess adjacent to the chimney breast featuring a gas fire positioned on a marble hearth. Central heating radiator. Sealed unit double glazed window in upvc frame to front, which overlooks the foregarden. Sealed unit double glazed window in upvc frame to rear overlooking the well proportioned garden, with views towards surrounding countryside.

#### **DINING ROOM 3.69m x 2.77m (12'1" x 9'1")**

Note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Telephone jack point. Sealed unit double glazed window in upvc frame to front. Twin opaque glazed doors provide access to:

#### **FITTED KITCHEN 4.71m x 2.09m (15'5" x 6'10")**

Having a range of roll edged preparation surfaces featuring an inset stainless steel sink unit with adjacent drainer, tiled splashback and a range of cupboards / drawers beneath. Electric cooker with four ring ceramic electric hob and double electric fan assisted oven / grill beneath. Sealed unit double glazed window in upvc frame to rear which overlooks the garden. Opaque glazed window and door provides access to:

#### **REAR HALLWAY / UTILITY 2.02m x 1.49m (6'8" x 4'11")**

Having central heating radiator. Ceramic tiled floor covering. Appliance space with plumbing suitable for an automatic washing machine and additional appliance space suitable for a tumble dryer. Sealed unit opaque double glazed wooden door with side screen window provides access to the patio and rear garden. Panelled door provides access to:



**GUEST CLOAKROOM 1.96m x 1.72m (6'5" x 5'8")**

Having power and lighting. Central heating radiator. White pedestal wash hand basin with tiled splashback and low level WC. Sealed unit double glazed opaque window in upvc frame to rear. Trap door access to roof space. Cupboard housing electricity consumer unit.

**FIRST FLOOR**

**LANDING**

Having sealed unit double glazed window in upvc frame to rear which overlooks the garden and has views towards surrounding countryside. Four panelled doors providing access to the bedrooms and bathroom respectively.

**BEDROOM ONE 2.76m x 3.67m (9'1" x 12'0")**

Note the latter measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed window in upvc frame to front.

**BEDROOM TWO 3.36m x 2.93m (11'0" x 9'7")**

Note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed window in upvc frame to front. Cupboard providing access to a most useful over stairs storage cupboard with hanging rails.

**BEDROOM THREE 2.11m x 2.62m (6'11" x 8'7")**

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear with views towards surrounding countryside.

**SHOWER ROOM 1.95m x 2.34m (6'5" x 7'8")**

Being part tiled and having a coloured suite comprising pedestal wash hand basin, low level WC and large shower cubicle with shower over. Chromed ladder style heated towel rail. Built-in airing cupboard which houses the wall mounted gas fired Worcester Bosch boiler which provides domestic hot water and services the central heating system. Sealed unit double glazed opaque window in upvc frame to rear, incorporating extractor fan.

**OUTSIDE**

There is a large lawned foregarden with patio leading to the entrance door. Immediately to the rear of the property is a well proportioned paved patio area which gives way to a large lawned garden, which is enclosed by a range of close lapped timber fencing and incorporates a timber garden shed. The garden enjoys a westerly aspect with afternoon and evening sun. To the rear of the garden is a concrete garage base.

**COUNCIL TAX BAND**

Amber Valley Borough Council - Tax Band C

**DIRECTIONAL NOTE**

The approach from our Matlock Office is to proceed north along the A6, passing the Sainsbury's superstore and upon reaching the roundabout junction turn right for Matlock. Proceed through Matlock passing over the Crown Square roundabout into Causeway Lane (A615), continue along this road passing Matlock Town Football Club and Hall Leys Park. Proceed along Matlock Green and leave Matlock following this road until reaching the village of Tansley and thereafter take the turning right into Alders Lane. Proceed along Alders Lane, which becomes Carr Lane, taking the turning on the left as signposted for Holloway and Lea into Littlemoor Lane. Continue along this road and upon reaching the T-junction bear left and continue down Yew Tree Hill, which becomes Mill Lane at the bottom of the hill. Upon reaching Smedley's Mill bear left into Lea Road and continue along this road and eventually number 3 Leabrook Cottage is located on the left hand side, clearly denoted by our "For Sale" board.

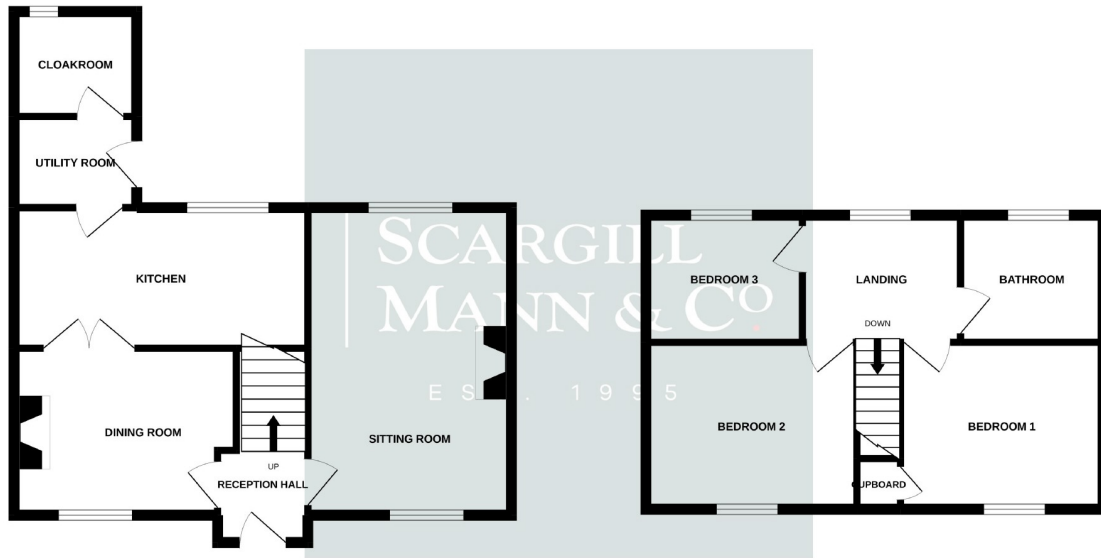
**VIEWING**

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT/JO)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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