



51 Askew Grove

Repton

Derby

DE65 6GR

Price

£300,000

- NO UPWARD CHAIN
- Extended detached bungalow
- Entrance hallway and lounge
- Separate dining room
- Master suite with dressing room and en-suite
- Further bedroom and separate shower room
- Conservatory
- Drive and garage
- Gardens to front and rear
- VIEWING RECOMMENDED

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Sold with the benefit of NO UPWARD CHAIN is this two bedroom extended detached bungalow situated in the heart of Repton village. Offering a drive with garage and front and rear gardens, internally the property has an entrance hallway, lounge, separate dining room, a master suite with bedroom, dressing room, and en suite shower room. Off the dressing room is a conservatory. There is a second bedroom and a shower room.

LOCATION

Repton is a favoured village location with a convenience store, post office, public inns and restaurants, church, and dentist. In the nearby village of Willington are doctors, supermarket, and train station.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

HALLWAY

2.28m x 2.11m (7'5" x 6'11")

With a large full height window to front aspect, a good range of built-in storage cupboards, door to:





LOUNGE

4.85m x 4.12m max (15'10" x 13'6" max)

A lovely light room with full glazed windows to front aspect and glazed patio door to the side aspect. Stone fire surround with marble style hearth and mantle, with living flame gas fire inset (currently capped). Door to:

DINING ROOM

2.46m x 3.86m (8'0" x 12'7")

With sliding patio doors leading out onto the side patio area, ceiling light point and wall light point.

INNER LOBBY

3.8m x 0.87m (12'5" x 2'10")

Having loft access point and doors leading off.

FITTED KITCHEN

4.29m x 2.24m (14'0" x 7'4")

Fitted with a range of base cupboards and drawer units with worktops over which incorporate a one and a quarter stainless steel sink and side drainer with mixer tap over, plus a four ring electric hob. Further integrated appliances include a single oven and washing machine. Space for fridge/freezer. Matching range of wall mounted cabinets, tiled surrounds, storage cupboard and a further cupboard which houses the hot air domestic heating boiler. Window to side aspect and a glazed door to side.

MASTER BEDROOM

3.65m x 3.62m (11'11" x 11'10")

With a large window to rear aspect, ceiling light point and door to:



DRESSING ROOM

2.97m x 2.08m min (9'8" x 6'9" min)

Having a range of fitted wardrobes providing hanging space and shelving. Sliding patio doors to conservatory, ceiling light point and further sliding door to:

EN-SUITE SHOWER ROOM

0.88m x 2.70m (2'10" x 8'10")

Fitted with a coloured suite comprising Saniflo w.c., wall mounted wash hand basin and fully tiled shower with Mira electric shower over. Obscure window to side aspect.

CONSERVATORY

2.82m x 3.26m (9'3" x 10'8")

With tiled floor, glazed door to rear garden, ceiling light point and power.

BEDROOM TWO

3.64m x 2.77m max (11'11" x 9'1" max)

With window overlooking the rear garden and ceiling light point.

SHOWER ROOM

1.8m x 1.72m (5'10" x 5'7")

Fitted with a white suite comprising w.c., pedestal wash hand basin and fully tiled shower enclosure with Triton electric shower. Obscure window to side aspect and ceiling light point.

OUTSIDE AND GARDENS

The property is set back from the road behind a block paved driveway



providing parking and giving access to a single garage with up and over door. There is an adjacent gravelled fore-garden with shrubbed borders. To the rear of the property is a fully enclosed garden with patio area, lawn and mature borders.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band D

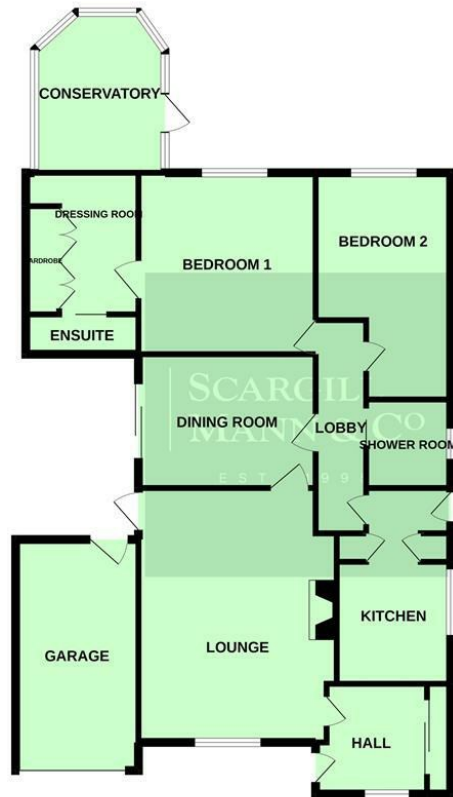
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW May 2022)/A

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.

GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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