



3 Mill Row off Locko
Road
Spondon
Derby
DE21 7AS

Price £180,000

- Beautifully renovated
- Sought after location
- Opposite a green area to the front
- Lovely refitted cottage-style kitchen
- Refitted period-style shower room
- Sitting room with exposed ceiling timber and French doors to the terrace
- Two bedrooms
- Enclosed low-maintenance garden to the rear
- **VIEWING IS STRONGLY RECOMMENDED**

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This beautifully renovated cottage, measuring has been upgraded in a sympathetic style in keeping with the period of the cottage by the current owner. Oozing character and charm throughout, this superb cottage offers a period-style fitted kitchen with integrated appliances and a Belfast sink, a luxury period-style shower room with rainfall and handheld shower heads. A useful utility store and a lovely light sitting room offering exposed ceiling timbers, a feature panelled wall, and French doors providing views over the garden and access to the terrace.

On the first floor are two bedrooms, both of which have neutral decor.

OUTSIDE

The property has pedestrian access to the front door with views over a lovely green area with mature trees. To the rear is a good-sized terrace and a low-maintenance garden with gravel areas and shrub borders.





LOCATION

Spondon is conveniently situated close to the A52, providing fast access to Derby city centre and Nottingham. The easily accessible M1 ensures fast connections in all other directions. Spondon also boasts a broad range of amenities, including a choice of shops and reputable schools, making it an ideal place to call home.

ACCOMMODATION

Entrance door opening through to superbly refitted kitchen.

KITCHEN

1.49m min 2.66 max x 4.35m max 2.35m min
(4'10" min 8'8" max x 14'3" max 7'8" min)

Is fitted with an attractive range of cottage style units with matching wall mounted cabinets, work tops incorporate a Belfast sink with period style mixer taps, four ring gas hob with integrated oven below, there is an integrated fridge and freezer, attractive tiled splash backs, wood panelling to walls, stairs off to first floor, door to lounge, door to shower room and a further door opening into a

very useful under stairs storage cupboard with provision for washing machine.

LOUNGE

3.90m into chimney breast x 3.35m (12'9" into chimney breast x 10'11")

Which is neutrally decorated with a feature panelled wall, wall light points, exposed timbers to ceiling, attractive wood effect flooring, period style radiator, French doors leading out into the rear garden and a window giving a view out into the rear garden and set within the chimney breast is a electric log style burner.

SUPERBLY FITTED SHOWER ROOM

2.10m into shower x 1.49m (6'10" into shower x 4'10")

Is superbly fitted with a W.C., period style vanity unit with marble style work top with hand wash basin inset with period style taps, large walk in shower with glazed screen with waterfall and hand held shower, there are attractive sub tiles, wood panelling, period style radiator and obscure window to the front aspect.

FIRST FLOOR

LANDING

Having aloft access point and useful storage cupboard with door opening through to bedroom one.

BEDROOM ONE

3.91m into chimney breast x 3.38m (12'9" into chimney breast x 11'1")

Has feature wall with panelling, window to the rear aspect, radiator and ceiling light point.

BEDROOM TWO

3.03m x 2.37m to window (9'11" x 7'9" to window)

Has a window to the front aspect looking out over the green, period style radiator and ceiling light point.

OUTSIDE

The property sits back behind a pedestrian walk way giving access to the front entrance door, the rear garden is fully enclosed and low maintenance with paved patio areas, gravel borders and shrub borders. There is space for shed and patio furniture.



CONSTRUCTION

Standard Brick Construction

TENURE

FREEHOLD - 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

Derby City - Band A

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITION 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.

CURRENT UTILITY SUPPLIERS

Gas - Octopus

Electric - Octopus

Oil

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	68	
(55-68) D		
(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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