



**North Lodge
Kings Corner
Derby
DE21 4RG**

**Offers In The
Region Of
£395,000**

- PERIOD DETACHED
- LARGE PLOT
- THREE DOUBLE BEDROOMS AND BATHROOM
- LOUNGE
- DINING KITCHEN
- LOTS OF POTENTIAL
- RENOVATION REQUIRED
- TIMBER WORKSHOP AND FORMER DOG KENNELS

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co offer for sale this period lodge. Conveniently set on the Derby Road, Kings Corner , the property is set in a semi-rural location allowing for easy access to the A38 and A52.

The property requires a full renovation programme and is set within a good-sized plot. Currently, the accommodation offers three double bedrooms and a bathroom on the first floor and a lounge and dining kitchen on the ground floor.

Outside is a driveway that sweeps in front of the house, a side garden, a utility area to the opposite side, where the boiler house and oil tank can be found, and to the rear is a pretty garden surrounded by a picket fence with former dog kennels and a large timber workshop beyond.





LOCATION

Kings Corner is set between Oakwood and Stanley Village, allowing quick access to local amenities and Derby city center. There are good walking trails close by.

ACCOMMODATION

Rear entrance door opens through to rear entrance lobby.

ENTRANCE LOBBY

2.93m door to door x 2.21m to window (9'7" door to door x 7'3" to window)
Ceiling light, consumer board is situated here, radiator and entrance door leading through to hallway.

HALLWAY

2.98m to rear of cupboard x 1.83m (9'9" to rear of cupboard x 6'0")
Has stairs off to first floor, useful

understairs storage cupboard, radiator and door through to lounge diner.

LOUNGE DINER

7.55m x 3.65m to window (24'9" x 11'11" to window)

Has two double glazed windows to the front aspect, two radiators, a feature stone fire surround with fire inset, beams to ceiling and ceiling light point.

DINING KITCHEN

5.45m x 2.72m min 3.76m max (17'10" x 8'11" min 12'4" max)

Has tiled flooring, a range of base cupboards, drawers and wall mounted cabinets, worktops incorporate a one and a quarter stainless steel sink and side drainer, there is provision for electric cooker point with extractor fan above, there is a large original sash window to the rear aspect and a further

window also looking out to the rear, recessed ceiling down lights and a door to the rear.

FIRST FLOOR

LANDING

5.54m length x 0.9m width (18'2" length x 2'11" width)
Having a sash window to the side aspect.

BEDROOM ONE

3.54m x 2.75m max 2.55m min to window (11'7" x 9'0" max 8'4" min to window)
Sash window to the rear aspect, radiator and ceiling light point.

BEDROOM TWO

3.98m into chimney 3.73m min x 3.71 (13'0" into chimney 12'2" min x 12'2")
Has a double glazed window to the front aspect, radiator and ceiling light point.



BEDROOM THREE

3.68m x 3.34m into chimney 2.96m min (12'0" x 10'11" into chimney 9'8" min)

Double glazed upvc window to the front aspect, radiator and ceiling light point.

BATHROOM

1.82m width x 2.79m min 3.77m max (5'11" width x 9'1" min 12'4" max)

Has an original sash style window to the side aspect and is equipped with a panelled bath, separate electric Triton shower over with a glazed screen, pedestal hand wash basin and W.C., there is a built in tank cupboard which houses the domestic hot water and central heating tank and space for linen storage.

OUTSIDE

The property sits back off the road behind a sweepig driveway with mature gardens, there is a gate that leads to a range of out buildings which have previously been dog kennels, there is a large timber workshop and adjacent tool shed, paved patio area and the main garden is

enclosed by a picket fence with a shaped lawn and mature herbaceous borders with trees in.

AGENTS NOTES

****THERE IS A PUBLIC RIGHT OF WAY IN THE PADDOCK THAT NEIGHBOURS THIS PROPERTY AND CONTINUES ACROSS THE ROAD.**

*****THE BUYER WILL BE OBLIGED TO COVER HALF THE COST OF THE SEPTIC TANK UPGRADE WITH THE NEIGHBOURING PROPERTY WHEN IT IS REPLACED.**

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

Erewash Council - Band E

CURRENT UTILITY SUPPLIERS

Electric - Mains

Heating Oil Tank

Water - Private Supply

Sewage - Septic Tank

BROAD BAND SPEEDS

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

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) DRAFT



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		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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