



Longlands Lane, Findern, Derby

**Offers in the region of £325,000**

**\*\*STAMP DUTY PAID, PART EXCHANGE CONSIDERED\*\***

Reeds Rains are delighted to offer for sale this five bedroomed detached property at Longlands Lane Findern the property forms part of a recently built development by Findern properties of Derby and benefits from an NHBC warranty. The property enjoys a prominent corner position within this prestigious development and offers superb family sized accommodation with an excellent living room, formal dining room, fully equipped kitchen with a range of quality units with integrated appliances to be included and ground floor cloakroom. To the first floor off a good size landing a principle bedroom will enjoy an en-suite shower room there will be, Four additional bedrooms, a formal garden and an integrated garage. The sale provides a very genuine opportunity for a discerning purchaser to acquire an outstanding property with a high standard and specification finish within this popular and historic village location which has fast access to the main A38 linking to Burton and the cities of the West Midlands, also Derby City Centre and the motorway connections of the M1 north, the A50 Derby/Stoke link road which again has access to the M1 south, the East Midlands International Airport.

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# Reeds Rains

The Estate Agent

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)

## Longlands Lane, Findern, Derby

Reception Hall

Lounge

Dining Room

Breakfast Kitchen

Cloakroom/WC

## First Floor

Master Bedroom

En-Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Integral Garage

## Outside

### New Build

These Sales Particulars were prepared before the completion of the properties and the final finishes may vary slightly. To assess the final finish, all prospective purchasers must inspect the actual unit they wish to purchase to satisfy themselves of the style and quality.

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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