



LONGLANDS LANE, FINDERN, DERBY

PRICE £3,000 PER

MONTH

6 BEDROOM

| 4 BATHROOM

| 4 RECEPTION



WELCOME TO LONGLANDS LANE

EXCLUSIVE GATED DEVELOPMENT – An exceptional six bedroom executive detached residence of impressive proportions, occupying a prime position within the highly desirable village of Findern. Offering substantial accommodation arranged over three spacious floors, this beautifully presented family home combines elegant contemporary styling with versatile living space ideal for modern family life. Finished to an impressive specification throughout, the property features multiple reception rooms, a stunning granite kitchen with integrated appliances, luxurious en-suite facilities and beautifully maintained gardens. Situated within a prestigious residential development surrounded by attractive countryside whilst remaining conveniently positioned for access to Derby, the A38, A50 and major commuter links, this outstanding home presents a rare opportunity to acquire a substantial executive property within one of South Derbyshire's most sought-after village locations.

THE DETAIL

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This imposing executive detached home has been thoughtfully designed to provide extensive and versatile living accommodation extending across three impressive floors. Entered via a welcoming reception hallway with polished ceramic flooring and feature dogleg staircase, the property immediately showcases the quality and scale on offer. The formal lounge provides an elegant reception space with contemporary feature fireplace and French doors opening onto the rear garden, whilst the spacious family room offers further entertaining space with direct access onto the decking area. At the heart of the home is the stunning fitted kitchen, comprehensively appointed with handcrafted cabinetry, granite work surfaces, integrated appliances, double oven, microwave, five-ring gas hob and American-style fridge freezer, alongside a separate utility room. The ground floor also benefits from a dedicated study, ideal for home working.

To the first floor are four generously proportioned bedrooms including a superb primary suite with luxury en-suite shower room and a further guest bedroom also enjoying en-suite facilities. The contemporary family bathroom has been beautifully appointed with freestanding bath, large walk-in shower and stylish fittings throughout. The second floor provides two additional double bedrooms alongside a further family bathroom, creating an ideal arrangement for larger families, guests or multi-generational living. Externally, the property enjoys a block paved driveway providing ample off-road parking, integral garage with power and lighting, and a beautifully enclosed rear garden laid mainly to lawn with decked seating area ideal for outdoor entertaining.

CB+CO





The Location

Findern remains one of South Derbyshire's most desirable village locations, offering a superb balance of countryside charm and commuter convenience. The village itself benefits from a strong community atmosphere alongside a respected local pub, village amenities and highly regarded schooling, including falling within the noted John Port Spencer Academy catchment area. The property enjoys particularly convenient access to the A38 and A50, providing swift connections to Derby City Centre, Burton upon Trent, Stoke-on-Trent and the wider motorway network including the M1 and M6. The nearby city of Derby offers an excellent range of shopping, dining and leisure facilities, whilst local countryside and walking routes provide excellent opportunities for outdoor recreation. This location also remains highly convenient for major employers including Rolls-Royce, Toyota, Royal Derby Hospital and East Midlands Airport, making it an excellent choice for families and professionals alike.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942





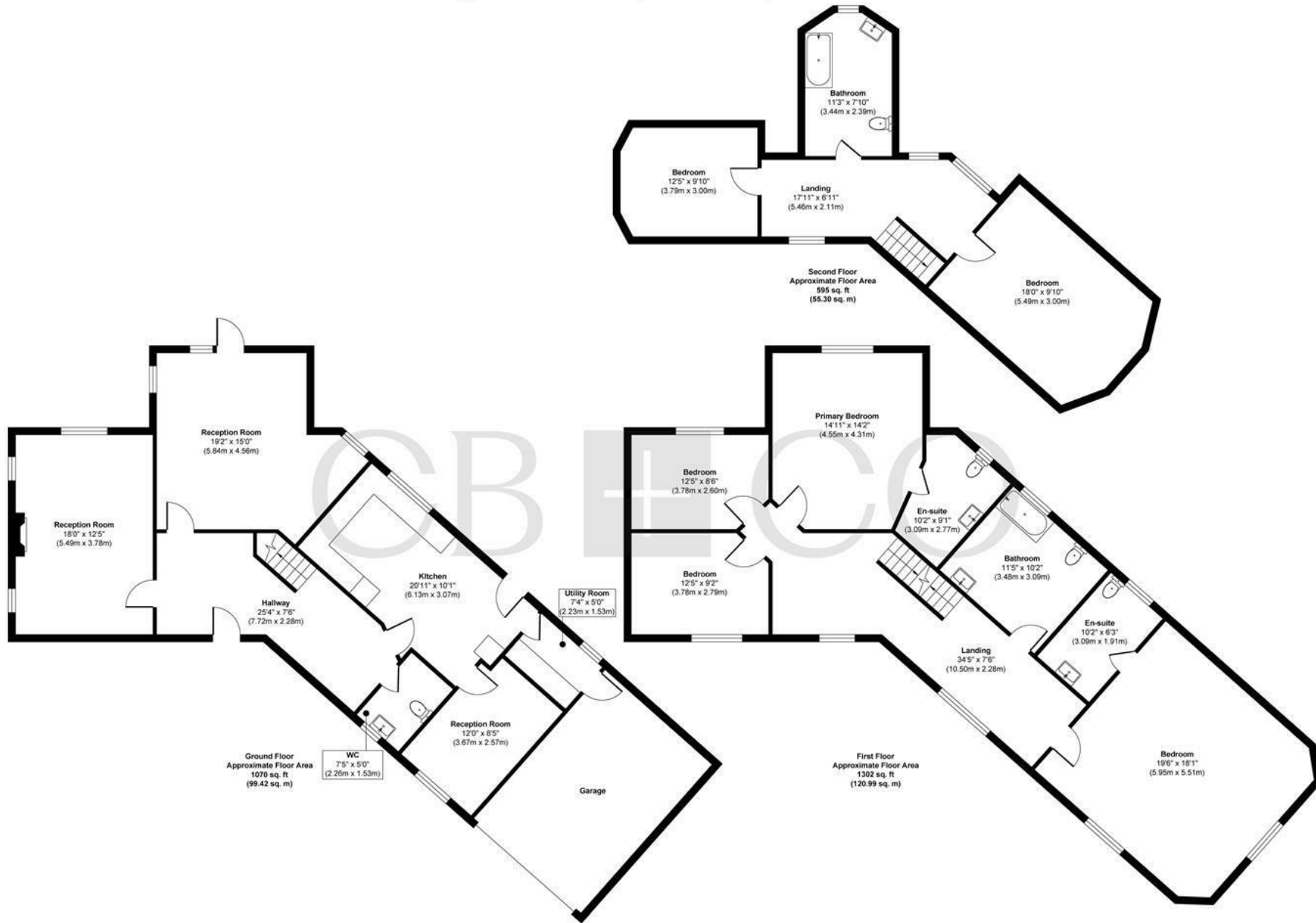








Longlands Lane, Findern, DE65 6AH



Approx. Gross Internal Floor Area 2967 sq. ft / 275.71 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

3100.03 sq ft

EPC RATING

C

COUNCIL TAX BAND

G

- Stunning Six Bedroom Executive Detached Residence Within An Exclusive Gated Development
- Highly Sought-After Village Location In Findern Within John Port School Catchment Area
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- Elegant Formal Lounge With Feature Fireplace And French Doors To The Garden
- Superb Open-Plan Kitchen With Granite Worktops And Integrated Appliances
- Multiple Reception Rooms Including Family Room, Separate Study And Utility Room
- Luxury En-Suite Facilities And Stylish Contemporary Family Bathrooms
- Integral Garage With Power And Lighting Alongside Generous Driveway Parking
- Excellent Access To Derby, The A38, A50 And Major Commuter Links

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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CURRANBIRDS.CO

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