



## 35 Pinfold Lane

Repton, Derby, DE65 6GH

Located in the heart of Repton, this two-bedroom character cottage presents a rare opportunity for those seeking a full renovation project in one of South Derbyshire's most desirable villages. The property offers an excellent plot to the side, providing further scope for landscaping or reconfiguration (subject to permissions). Bursting with potential and original features, this is an ideal purchase for buyers looking to create a bespoke home in a premium location.

Asking Price £250,000

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Accommodation



Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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