



**40 Green Lane, Ockbrook
Derby, DE72 3SE**

Farm House with associated yard and outbuildings with outline planning permission granted for the erection of a large single storey dwelling with parking and gardens. Yew Tree Farm, which fronts Green Lane, is a three double bedroom detached house with scope for extension and development in its own right. The property has recently been let out at a sum of £1100 PCM so therefore is in a lettable condition, yet has potential for development. Details of the successful planning application can be found online, on the Erewash Borough Council Planning Register, reference 0123/0050. Ockbrook is a popular village location with swift access to both the cities of Derby and Nottingham, with a strong village community, good schooling, rural walks and number of bridleways.



**Auction guide
price £450,000**



Entrance Hall

Dining Room 15' 2" x 0' 0" (4.62m x 0.00m)

UPVC double glazed bay window to the front with a feature corbelled arch, UPVC double glazed window at the rear, central heating radiator, four wall lights, feature fireplace with bricks surround and coal effect inset gas fire, picture rail, TV point and an original beamed ceiling.

Sitting Room 11' 11" x 15' 2" (3.63m x 4.62m)

UPVC double glazed bay window to the front with a feature corbelled arch, log burner with stone surround, one wall light, access to the kitchen and a superb beamed ceiling.

Kitchen 19' 6" x 10' 1" (5.94m x 3.07m)

Spacious kitchen diner with fitted units, laminate worksurfaces, a four ring electric hob and an electric double oven. There is also a stainless steel sink drainer with mixer tap, a gas Rayburn, two UPVC double glazed glass windows at the side and a back door to the side. There is also access to under stair storage, a store room and a utility room.

Utility room 8' 9" x 5' 5" (2.66m x 1.65m)

Comes with fitted units, plumbing for a washing machine and space for a tumble dryer. A Velux window can also be found in the ceiling and there is a door to a W/C on the right.

WC 4' 8" x 2' 9" (1.42m x 0.84m)

Included is a WC, hand wash basin and a central heating radiator.

Bedroom One 12' 4" x 12' 8" (3.76m x 3.86m)

UPVC double glazed windows to the front and rear, a central heating radiator, fitted wardrobes and access to storage over the stairs.

Bedroom two 12' 2" x 11' 11" (3.71m x 3.63m)

UPVC double glazed windows to the front and rear, a central heating radiator, fitted wardrobes and access to storage over the stairs.

Bedroom Three 9' 11" x 8' 10" (3.02m x 2.69m)

UPVC double glazed window at the side and rear, a central heating radiator, access to an en suite and a fitted wardrobe

Bathroom 7' 5" x 4' 11" (2.26m x 1.50m)

A three piece suite with a shower over the bath, a pedestal wash basin, WC, central heating radiator, UPVC double glazed window to the side. a tiled floor and an extractor.

En suite 6' 11" x 2' 7" (2.11m x 0.79m)

Three piece suite with a shower cubical and an electric shower, wash basin and a WC.

Store room 7' 7" x 6' 2" (2.31m x 1.88m)

Velux window in the ceiling and a central heating radiator.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

40 Green Lane Ockbrook DERBY DE72 3SE	Energy rating E	Valid until:	28 September 2032
		Certificate number:	2310-1001-8231-5512-2204

Property type	Detached house
Total floor area	121 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

