

15 Long Row, Derby, DE72 2HE

£850 PCM





Nestled in the picturesque village of Shardlow, this delightful character cottage offers the perfect blend of period charm and comfortable living. Situated in one of the area's most sought-after historic locations, the property provides a wonderful opportunity to enjoy village life in a unique waterside setting.

The accommodation briefly comprises a welcoming lounge with dining area, a fitted kitchen complete with oven and hob, two well-proportioned first-floor bedrooms, and a modern shower room. Character features throughout the home add warmth and charm, creating a cosy and inviting atmosphere.

Outside, the property benefits from a private enclosed garden, ideal for relaxing or entertaining, along with off-road parking to the front.

Shardlow is renowned as Britain's most complete surviving inland port and offers an attractive mix of heritage, countryside, and canal-side living. Residents can enjoy a selection of traditional pubs, restaurants, and scenic walks along the Trent & Mersey Canal, while excellent transport links provide easy access to Derby, Nottingham, and surrounding areas.

This charming cottage would be ideal for professionals, couples, or small families seeking a characterful home in a highly desirable village location.

## LOUNGE

Entrance door into the hall with a feature log burner with tiled hearth and a beam mantle, upvc double glazed window and a radiator.

## DINING AREA

Radiator, window and door into the kitchen, under stairs storage cupboard and a door to the stairs.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor hood. Plumbing and space for a washing machine and further appliance spaces, upvc double glazed window and door to the rear and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Feature cast iron fireplace, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and a radiator.

## SHOWER ROOM

Enclosed corner shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

## OUTSIDE

Enclosed front garden with a lawn and sating area. Front parking.



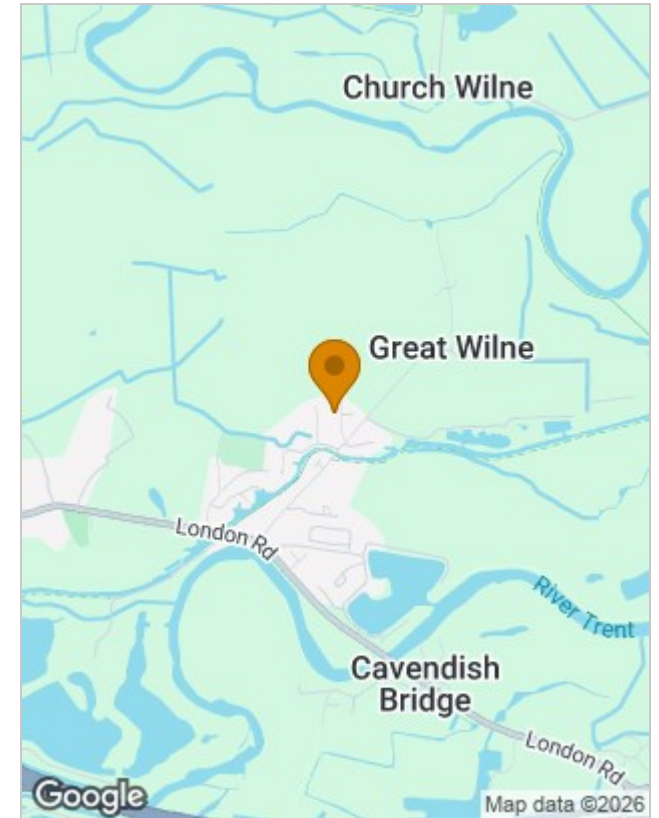




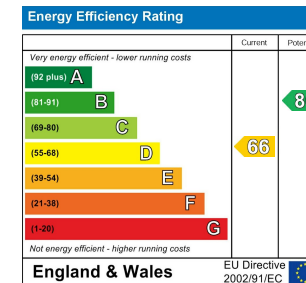
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

102 High Street, Burton-On-Trent, Staffordshire, DE14 1LJ  
Tel: 01283 845888 Email: [lettings@abodemidlands.co.uk](mailto:lettings@abodemidlands.co.uk) <https://www.abodemidlands.co.uk>