

Offers in excess of  
**£475,000**



This property at a glance:



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Watch the video



# Back Lane, Hilton



## Mikaela says:

*This really is the ideal family home. There's a nice spacious hallway as you walk in through a handy porch (plenty of space for coats and shoes!) leading through into a light and spacious lounge through diner. The bifold doors out onto the wide and private garden are a real bonus! It would be lovely to have those open in the summer months. There's a modern and well thought out breakfast kitchen with the benefit of a separate utility room for your appliances and even more cupboard space. There's a handy sink in there too, as well as access to the back of a part converted garage for even more storage! Upstairs is perfect for a growing family, with 4 fantastic double bedrooms, bedroom one having an en-suite, and a good sized single, as well as the family bathroom which has a P shaped bath for even more showering space. My favourite thing about this home is its kerb appeal! It holds such a presence with its large driveway and double garage. The EV charger is an added bonus too!"*





# Back Lane, Hilton



## Did you spot...

*This spacious 5 bedroom home is situated within the heart of the village of Hilton*



## A message from the seller:

*"Well, where have those 15 years gone? This beautiful house, our home, has served us so well, not once have we needed more! There's great play parks and football pitches, local shops and more on the way! Parish and community hall, all within minutes from the front door, as well as having lovely long term neighbours. Now our family is grown and had the best start in Hilton we could provide, it is time for someone else's turn to enjoy everything this home has to offer!"*

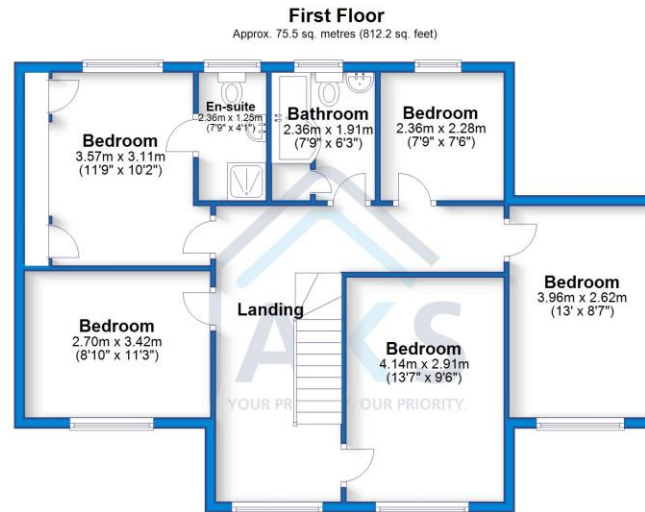
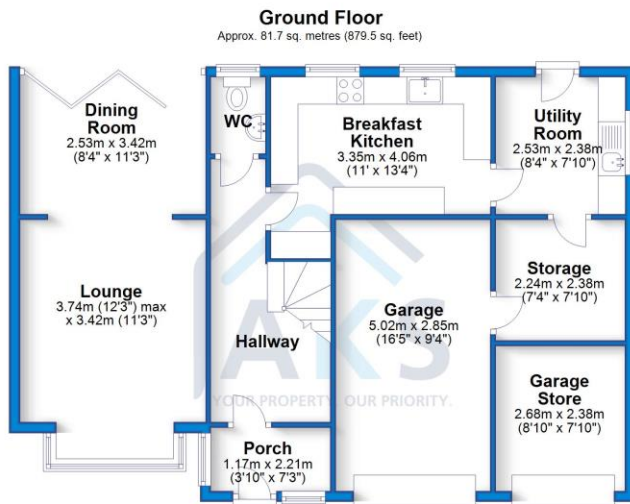




# Floor Plan



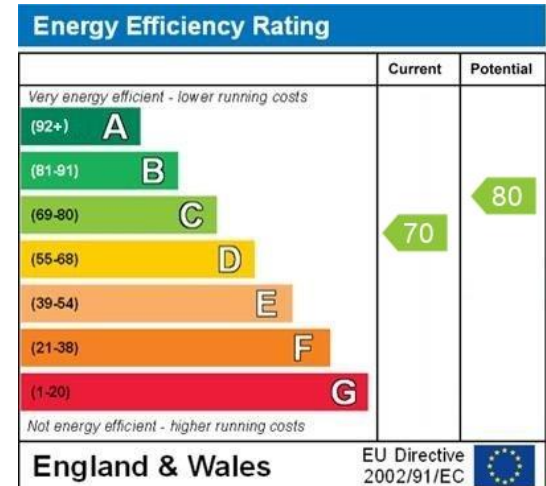
aksresidential.com



Total area: approx. 157.2 sq. metres (1691.7 sq. feet)



## Energy Performance Certificate







## Key Features:

- LOUNGE THROUGH DINER
- EV CHARGER
- LARGE DRIVEWAY
- DOUBLE GARAGE WITH PART CONVERSION
- BREAKFAST KITCHEN
- GREAT VILLAGE LOCATION CLOSE TO ALL AMENITIES
- SOUTH FACING GARDEN



## About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



## Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwell.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

