

Bretby Lane

Bretby, Burton-on-Trent, DE15 0QR

John 
German





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£425,000

A wide-angle photograph of a large, green lawn in a garden. In the background, there are several trees, some bare and some with light green foliage. A brick building with a thatched roof is visible on the left, and a white house with a chimney is on the right. A greenhouse is partially visible on the far right. The sky is clear and blue.

A wonderful traditional home standing on a substantial garden plot of approximately 0.39 acres with lawned gardens to three sides together with a large drive, garage and workshop. There is plenty of accommodation including four bedrooms and three reception rooms in a delightful countryside location.

This traditional home stands on a superb garden plot, perfect for modern family life with plenty of outdoor space to enjoy, set in lovely countryside surroundings yet with the convenience of being in easy reach of the nearby centres of Ashby-de-la-Zouch, Burton-on-Trent, Derby and beyond. This is a truly rare opportunity to purchase this particular home, last available in the early 1970's. The house has been extended to offer a spacious and comfortable family home which offers tremendous scope and potential to modernise in your own style.

The accommodation begins with a generous reception hall having staircase off to first floor, useful understairs storage cupboard and doors leading off. There are three reception rooms on the ground floor, the first of which is a light and spacious lounge with log burner providing the focal point and large picture window framing views to front. Across the hallway is a substantial formal dining room, again with picture window framing views to front and also off the hallway there is a cosy snug/dining room with fire surround, fitted storage cupboard to side, log burner and window framing views across the rear garden. From this room there is a door into a useful side entrance hall giving access to the guest WC with close coupled WC and wash hand basin. A further door opens into a spacious breakfast kitchen equipped with a range of base and eye level units with work surfaces over, integrated eye level double oven, hob, extractor hood and space for further appliances, window framing views to rear and doors opening out to the side garden.

Stairs rise from the hall to an L shape galleried landing which has window framing views to front and side with doors leading off to four bedrooms, all of which are generous in their proportions, three benefit from built in storage and all benefit from views of the surrounding area. The bedrooms share a well appointed family bathroom, refitted and upgraded with a modern suite comprising panelled bath, separate good size shower cubicle, fitted vanity unit with inset wash hand basin and mirror over, close coupled WC and window to side.

This home is perfect for somebody searching for something with plenty of outdoor space, standing in a wonderful garden plot featuring large lawn garden to side, lawned gardens to rear, an allotment style garden, further lawned garden to front and mature fruit trees. The property also has the benefit of a generous amount of parking, accessed via a drive owned by neighbouring property. There is a detached prefab garage with an up and over front entrance door and further prefab detached workshop with a front entrance door. This could also offer ideal storage. Viewing is highly recommended to appreciate the plot position and accommodation on offer.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive. **Electricity supply:** Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Oil fired central heating. No gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12012024

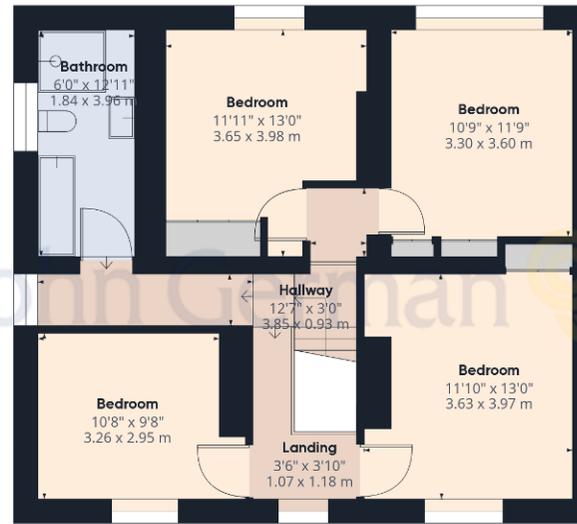
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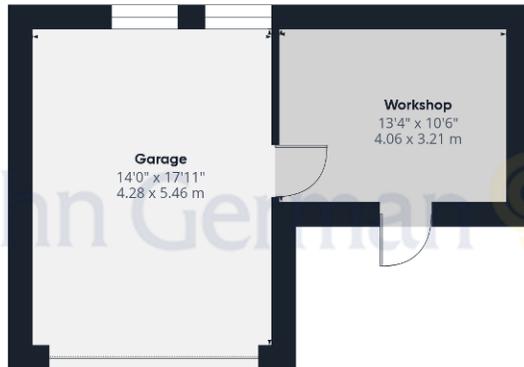




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^①

1976.65 ft²
183.64 m²

Reduced headroom

11.92 ft²
1.11 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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