

# Hollow Lane

Burton-on-Trent, DE15 0DR

John   
German









A photograph of a living room interior. The room features a fireplace with a stone surround and a white radiator. A large wooden door with brass hinges is visible on the right. The ceiling has decorative plasterwork and a large pendant light hangs from it. A brown sofa is in the foreground, and a window with a view of the outdoors is in the background.

## Hollow Lane

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£425,000

**This charming character home stands proudly on a generous plot which includes a detached double garage, ample off-road parking and stable outbuilding. The highlight of the plot is the Brook that runs through the garden which offers a tranquil feel. This home is a must see and is ideal for a family and those that love to entertain.**



This characterful property is located on the outskirts of Winshill that lies approximately 2 miles from the high street of Burton-On-Trent. It benefits from being in the Newton Solney Primary School catchment which is feeder school for Repton Primary following to John Port Secondary School. It is also within walking distance of local shops, eateries, pubs as well as your dog walking routes and parks.

As you drive up to the property you are greeted by a gated gravel driveway leading to the double garage. To the left-hand side is a paved footpath to the front door and as you approach you will notice the outlook of the fields beyond the property which in some parts of the year contain livestock, giving you that countryside rural feel.

Step inside the kitchen where you will immediately notice the wooden beams. This light room has both undercounter and overhead cupboards complemented by contrasting worktops, a Belfast style sink, a free-standing cooker and extractor.

Following on from the kitchen, is the very useful utility space with downstairs WC off.

Exiting the kitchen, you enter the large living space with further wooden beams, a feature fireplace with a log burner and timber framed bi-fold doors through to a sunroom with wrap around views.

Also off the living room is an extra reception room which is currently being used as an office but also could be used as an extra bedroom/living space.

From the living room is the stairs leading to the landing with access to the loft. Bedroom one is a double bedroom with radiator and double-glazed window looking out to the front. Bedroom two is another good-sized bedroom with radiator and double-glazed window looking out to fields. Bedroom three is the master bedroom with two radiators and double aspect windows over fields and views of the brook.

You step down into the bathroom which consists of a shower bath, WC and wash hand basin. The bathroom also benefits from built in storage cupboards.

Outside, the property benefits from having a paved seating area overlooking the garden, side access to the kitchen. A substantial front garden has mature lawns separated by a small brook. A gravelled driveway has gated access on to Hollow Lane. The property also comes with a double garage and Stable, both with working lighting and power.

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

**Property construction:** Brick    **Parking:** Garage and drive    **Electricity supply:** Mains

**Water supply:** Mains    **Sewerage:** Mains    **Heating:** Gas

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

**Broadband type:** Fibre

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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25032024

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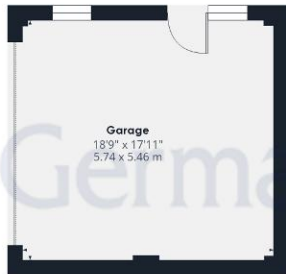




**Ground Floor** Building 1



**Floor 2** Building 1



**Ground Floor** Building 2



**Ground Floor** Building 3

**Approximate total area<sup>(1)</sup>**

1737.91 ft<sup>2</sup>

161.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**





## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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