

Old Hall Lane, Church Broughton

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£395,000



This property at a glance:



3



3



2



2



E



Watch the video



Old Hall Lane, Church Broughton



Mikaela says:

“This home screams potential and would make a lovely spacious family home. There are 3 great reception rooms and the main living room even has patio doors out to the beautiful garden. The seller has recently fitted a new downstairs toilet and bathroom suite so that they’re updated ready for the next owner. The bedrooms are all a great size and there is plenty of storage all around the home. It's so light and bright too! With a garage, driveway parking, a beautiful garden, a gorgeous rural location and the potential to really put your own stamp on it, this home would make a great choice for a family looking for their forever home.”



Old Hall Lane, Church Broughton



Did you spot...

That this property has a double garage and driveway parking?



A message from the seller:

"This home has been in our family for 40 years and we'll be sad to see it go. The property is located in a lovely quiet village and it has an excellent primary school and play area for the children which includes a tennis court! There's a nice old church in the village and a wonderful pub that serves fantastic food. The village is surrounded by countryside and there are some lovely walks to be had!"





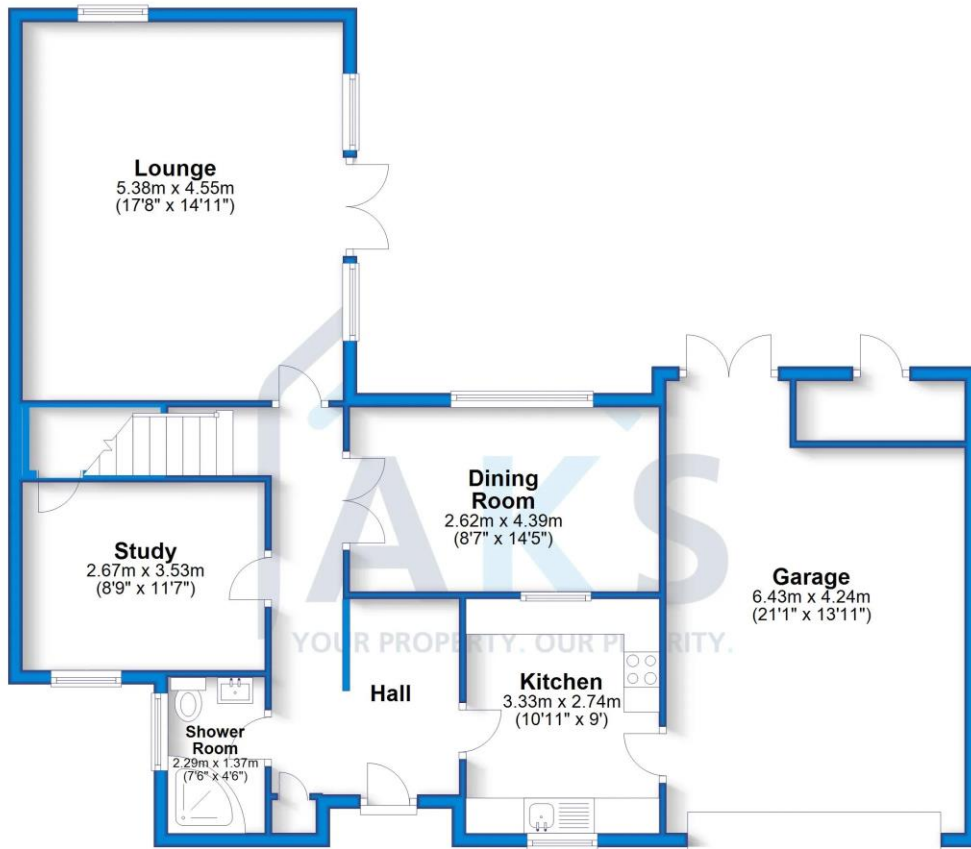
Floor Plan



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Ground Floor

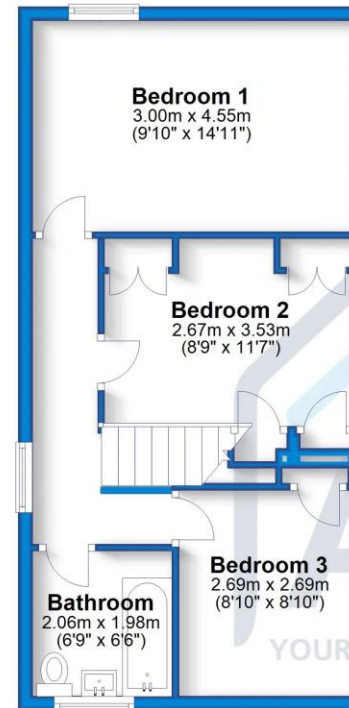
Approx. 101.8 sq. metres (1095.9 sq. feet)



Total area: approx. 145.5 sq. metres (1566.3 sq. feet)

First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	40
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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200+ 5 star Google Reviews



Key Features:

- NEWLY FITTED BATHROOM & GUEST WC
- DOUBLE GARAGE AND DRIVEWAY
- EPC RATING E
- LOTS OF POTENTIAL
- QUIET RURAL VILLAGE LOCATION
- THREE BEDROOMS



About the area:

Church Broughton is a lovely quaint village in South Derbyshire which is surrounded by farmland. There is a popular pub called The Hollybush in the village which has just won an award for the best Sunday Roast in Derbyshire! There is also a village shop. The neighbouring villages of Hatton and Hilton have all the amenities including shops, hairdressers, a choice of pubs and major road links including the A38 and A50. Church Broughton also has a Golf and Tennis Club for local leisure activities.



Schools:

Church Broughton C of E Primary School is located in the village.



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

