

# Marston Old Lane, Hatton

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Offers in excess of  
**£240,000**



This property at a glance:



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# Marston Old Lane, Hatton



## Mikaela says:

*"What a special home in a great location! The first thing that struck me was how close this home is to the amenities Hatton has to offer, as well as being within walking distance of Tutbury as well. Shops, walks and everything in between just on your doorstep! At the front of the home is a single driveway, some garden space and a sunny front door to welcome you inside. As you walk in, the hallway leads you through to a beautiful and bright living room where there's an antique feature fireplace and a big bay window. There's then a further reception room which could be used as a dining space, a playroom, a home office etc. A great versatile space that also has storage and a guest WC. This leads into a good sized breakfast kitchen with space for appliances and room for a dining table. On the back of the home there's a conservatory that's the whole width of the house, so a lovely big space that leads out onto an equally impressive garden! The shed and greenhouse both have electrics. There's access out to the garden and lovely fields behind. Upstairs there are 3 good sized bedrooms, two of which are doubles with bedroom 3 being a single room. There is also a family shower room. My favourite thing about this home has got to be that each home along this street owns around 6% of the meadow behind, meaning you can be safe in the knowledge that you'll never lose those gorgeous views!"*





# Marston Old Lane, Hatton



**Did you spot...**

*Each home along this street owns around 6% of the meadow behind*



## A message from the seller:

*'We have loved living in this area, the street is safe for our children to play out on and there are so many lovely countryside walks on our doorstep. The train station has been handy so many times for family trips too! We had big plans to extend the house like our neighbours have done and turn the summerhouse in to a bar but we're now selling due to family circumstances. We hope the next owners enjoy the home just as much as we have!'*





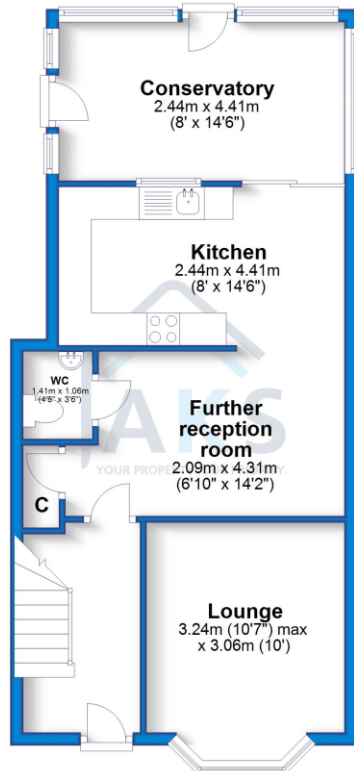
# Floor Plan



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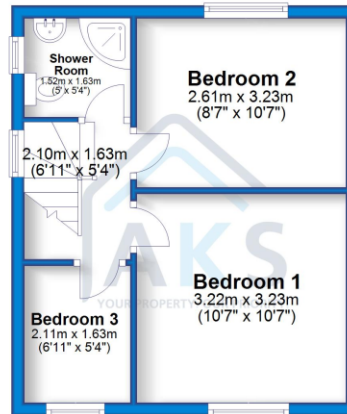
## Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.4 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>64</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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## Key Features:

- EPC RATING D
- BEAUTIFUL VIEWS TO THE BACK
- KITCHEN DINER
- VILLAGE LOCATION CLOSE TO AMENITIES
- LARGE CONSERVATORY
- LOTS OF POTENTIAL



## About the area:

Hatton is a great village and has something for the whole family. Within the village there is a wide array of amenities with local convenience shops, takeaways, pubs and public transport links to Derby City Centre, Burton Town Centre and the local villages. For commuters, it is ideally situated being just a few minutes' drive to the A50 and is close to the A38 too. There are playing fields within the village as well as being able to walk across the fields along the river Dove.



## Schools:

The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall.



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

