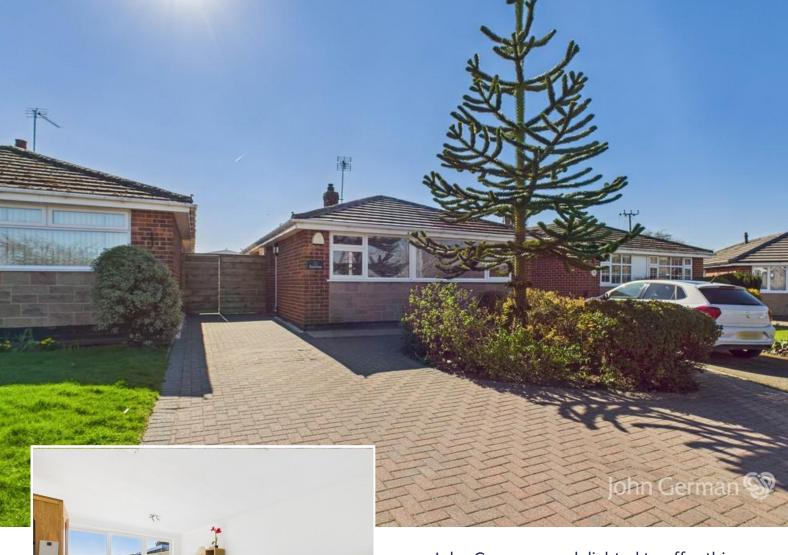
Lancaster Drive

Tutbury, Burton-on-Trent, DE13 9JT







John German are delighted to offer this charming, detached bungalow on Lancaster Drive, nestled in a quiet cul-de-sac in Tutbury. With stunning countryside views to the rear and a modern interior, it's an ideal opportunity for those looking to downsize in a peaceful village setting.

£285,000



Tutbury provides a popular village location with a high street having a range of shops, stores and eateries together with the neighbouring village of Hatton with its famous castle and train station providing links for commuters. Tutbury is also well placed for the A38, A50 and beyond.

This bungalow has had a recent full renovation as it is presented on the market. The sellers have done an extensive and thorough job in ensuring the bungalow is a turn key job for any prospective purchasers. From the installation of a damp proof course, new bathroom and brand new kitchen, the property is absolutely perfect for those looking to downsize without the hassle of taking on cosmetic work.

The home enjoys a wonderful position on the cul de sac, the driveway to the front provides off road parking for multiple vehicles. As you enter the home, you step into the hallway which gives access to all of the living accommodation of the home.

The spacious living room, located at the rear of the property, offers plenty of space for both lounge furniture and a dining table. It's the perfect spot to relax, with lovely countryside views. Sliding doors provide direct access to the rear garden.

Just off the kitchen, you will find the modern fitted kitchen. The kitchen is brand new and is still waiting for more fittings to be fitted to be fully completed. The sellers are putting down new flooring, installing plinths under the base units and will finish fitting the cooker hood. The kitchen features matching wall and base units, base level electric oven, induction hob with cooker hood above, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer and external door leading to garden.

The bungalow then offers two sizeable bedrooms, the master bedroom has built in wardrobes. The two bedrooms share a family shower room, which has also just been fitted. The shower room includes a walk in shower, wash hand basin and w/c.

One of the stand out features of the home has to be the rear garden. The garden is a low maintenance space that has been recently landscaped. Mainly laid to lawn, with a patio space to the back of the garden. The patio is an ideal space for outdoor furniture to overlook the open fields to the back. The garden also gives access to the detached garage. The garage is equipped with power and lighting with an up and over door to front.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

 $\textbf{Property construction:} \ \textbf{Standard}$

Parking: Driveway Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

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

Broadband type: TBC

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: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24032025

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John German 🧐





Agents' Notes
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Money Limited.

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