

# Hargate Lane

Newton Solney, Burton-on-Trent, DE15 0TH

John  
German









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£410,000

Set on a sought-after development on the edge of Newton Solney, this executive-style detached home offers spacious family living with four generous bedrooms and a stylish, modern interior. Enjoying open countryside views to the front, it's an ideal choice for growing families.

John German 



Nestled in the picturesque South Derbyshire village of Newton Solney, this charming home enjoys a peaceful setting with easy access to scenic countryside walks along the Trent & Mersey Canal and River Trent. Local amenities include a primary school, village hall, and post office, with The Sump pub nearby. Burton upon Trent and Repton are just a short drive away, providing additional shops, schools, and excellent commuter links.

To the front of the home, there is a charming front garden with steps leading to the front door. To the side, you will find a tarmacked driveway which provides ample off road parking and leads to the single garage. The garage is used as a gym space by the sellers and is equipped with power and lighting. The garage is accessed to the front via an up and over door.

As you enter, you're greeted by a spacious hallway that provides access to the ground-floor living accommodation and features a staircase leading to the first floor. To the right of the hallway, you'll find the study. The study is a very versatile space, which can be used as a playroom or separate living room. The main living room is located to the front of the home and is a very good size, featuring a bay window to the front and contemporary décor throughout. One of the main features of this home is the open plan kitchen space to the back. Brilliant for modern day living, the kitchen is fitted with matching wall and base units with worktops above, eye-level electric oven, gas hob with a cooker hood above, integrated dishwasher and a stainless steel sink with a drainer. The dining area has patio doors leading to the rear garden. Adjacent to the kitchen is the convenient utility room, with stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and door leading to rear garden. To finish the ground floor living accommodation, this home also has a downstairs WC.

The first floor boasts four generously sized bedrooms, three of which can comfortably accommodate a double bed along with ample bedroom furniture. The highlight of the first floor is the master bedroom, complete with built-in wardrobes and access to a modern en suite which features a sleek shower enclosure, a WC and a wash hand basin. The remaining three bedrooms share a spacious and well-appointed family bathroom which includes a bath with mixer taps, separate shower enclosure, WC and a wash hand basin.

The rear garden has been thoughtfully redesigned by the sellers since their purchase. The space features a lawned area, bordered by wooden fencing that ensures privacy from neighbouring properties. Separate patio spaces provide brilliant areas for outdoor furniture. The rear garden benefits from outdoor power socket and an outside water tap.

**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.

**Property construction:** Standard. **Parking:** Drive

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

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

**Broadband type:** 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/17062025

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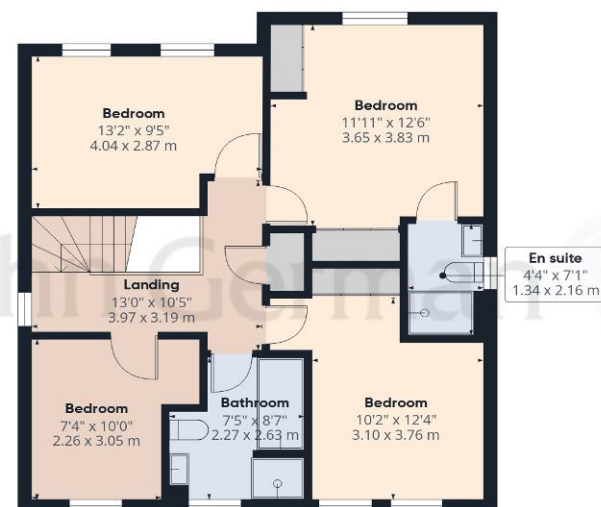




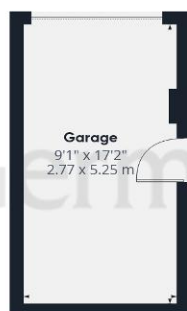




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1567 ft<sup>2</sup>

145.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

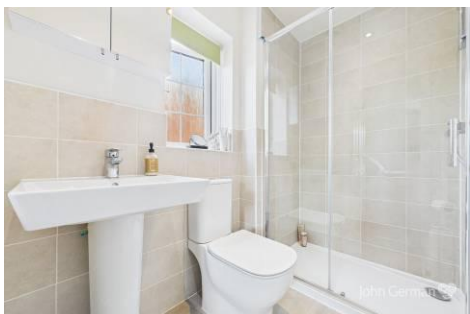
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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