



Green Lane House

Tutbury

Green Lane House

Green Lane
Tutbury
Burton upon Trent
DE13 9NN



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An ideally situated detached four bedroom property with an array of useful outbuildings and a generous garden.

The property would benefit from some modernisation and the outbuildings offer scope for development subject to necessary planning permissions.

Located in the village of Tutbury being home to a varied selection of local amenities, a vibrant high street, access to local link roads and the Tutbury and Hatton train station; the perfect location for the commuter.

Guide Price:

£450,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The front door opens in to a welcoming **Entrance Hallway** providing access to the Dining Room, **downstairs WC** and Living Room.

A spacious area ideal for entertaining, the **Dining Room** has double French style doors that open out on to the garden and is fitted with a carpet flooring.

The **Living Room** is cosy yet spacious benefitting from an electric fire surrounded by timber mantel and marble style hearth, carpeted floor, bay window looking on to the front garden and adjacent window looking to the rear of the property.

Leading on from the living room is the **Conservatory** with a carpeted floor, double external doors leading to the front garden, radiator and electric fire. An ideal place to enjoy your garden in comfort on a sunny evening.

Also accessed from the Living Room is the **Kitchen** with tiled flooring, matching wall drawer and base units, integrated eye level double oven, space for a fridge and dishwasher, hob with extractor fan over with tile splashback and sink with mixer tap over.

At the back of the property is a handy **Utility/Boot Room** this is split into two rooms by a dividing door. In one half there are cupboards and drawers with worktops over and plumbing for a washing machine. The second half has an external door giving access to the rear garden, both are fitted with a tiled floor.





First Floor

The staircase rises from the entrance hallway to the first floor which provides access to the landing that stretches the width of the property.

Four well proportioned bedrooms are found on the First Floor. **Bedroom Two** and **Three** towards the front of the property and the **Master Bedroom** and **Bedroom Four** at adjacent sides.

The Master Bedroom benefits from a generous **En-suite** fitted with a matching three piece suite comprising of a sink, bath and WC, tiled walls and vinyl flooring.

A shower unit with rainfall shower head, WC and sink are all located in the **Family Bathroom**. This room is also fitted with vinyl flooring and has partially tiled walls.



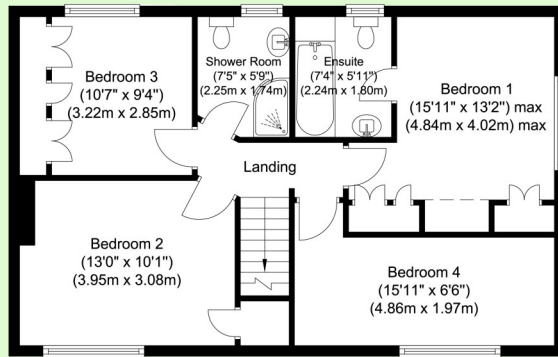
Externally

The property is set in a sizeable plot with a generous garden that wraps around the front, side and rear of the house and is surrounded by mature hedging adding to the privacy. The garden at the front and the side is predominately laid to lawn with a patio/seating area. To the rear of the property the garden is gated off from the rest of the exterior and is of a courtyard style with some gravel areas.

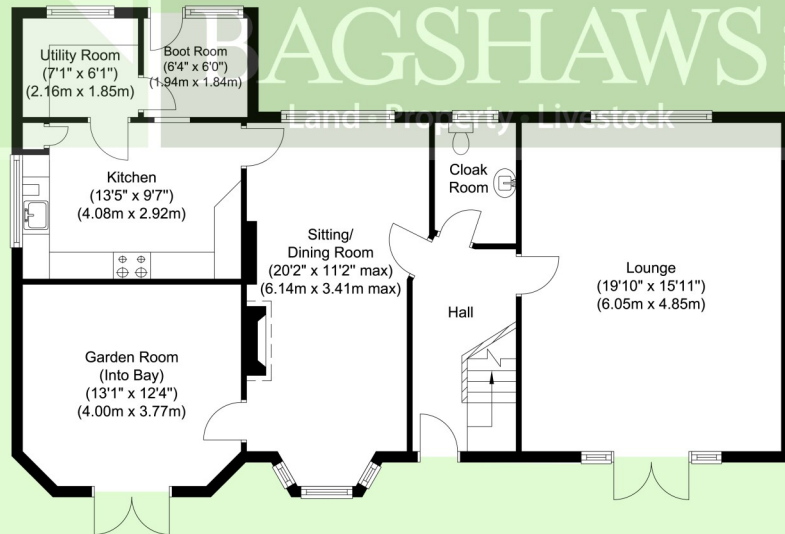
Accompanying the property is an array of outbuildings that could be used for a multitude of purposes dependant on necessary planning consent. A Dog Kennels and Cattery business was previously run from the buildings which were utilised as dog kennels and cat cabins.



First Floor



Ground Floor

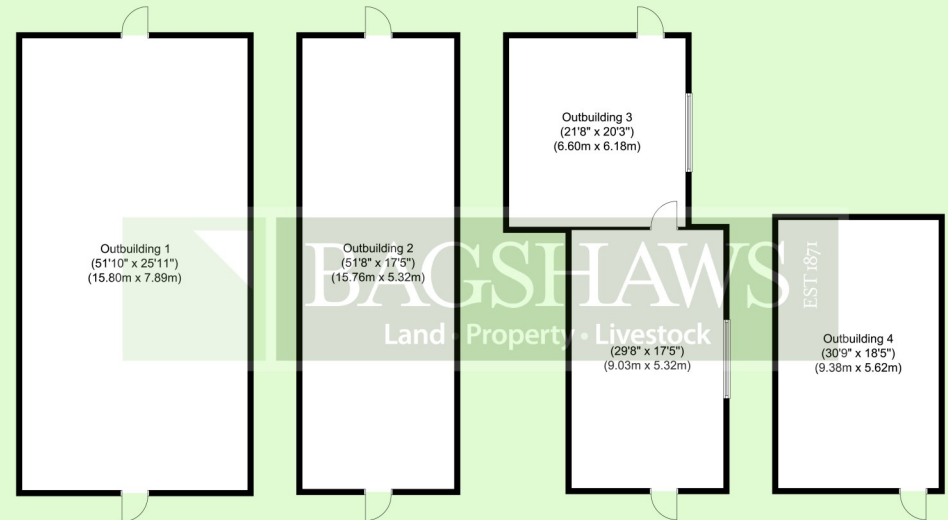


Green Lane Farm, Tutbury, DE13 9NN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Outbuildings



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Assessments First



General Information

Services:

Mains Water and Electricity. Private Drainage. Air Source Heat Pump Central Heating. There are also solar panels and LPG gas is used for the hob in the kitchen.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a bridlepath that passes the front of the property.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority: East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9JG. T: 01283 508000.

Directions:

What3words///reshaping.organic.both

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – E

EPC – B

Method of Sale: The property is for sale by private treaty.

Overage Clause

There is an overage of 25% uplift over 25 years for development excluding kennels, cattery or stables.

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking: Ample parking is available on hardstanding by the outbuildings which is accessed off Green Lane.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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