

SUPERIOR HOMES

ROYSTON & LUND



15 Burton Road

Castle Gresley | DE11 9HB

Guide Price £600,000

Guide Price £600,000 to £650,000

Royston and Lund are delighted to bring to the market this heavily extended detached family home in Castle Gresley. The property sits on approximately 0.8 acres of land that enjoys a lovely west facing aspect and has views out over Castle Gresley Motte and Bailey Castle. The property offers versatile living accommodation, stables and a paddock. Situated with fantastic transport links for the A38, A42, Ashby de la Zouch and Burton on Trent.

Entering into the hallway that benefits from built in storage, there is access into the lounge, dining room, kitchen breakfast room and stairs to the first floor. The lounge runs the full length of the property and features a sky lantern, fireplace and french doors that open onto the rear patio area. The kitchen area has an integrated oven, hob and extractor fan with space for a range of free standing appliances and access to a downstairs WC off the breakfast area.

From the kitchen there is a doorway into the boot room, a double bedroom that is currently used as a gym and a shower room consisting of a shower, WC and wash basin. The dining room has a bay window to the front, feature fireplace and a doorway leading to an office.

To the first floor there are four well proportioned bedrooms and a three piece bathroom consisting of a p-shaped bath with shower overhead, WC and washbasin and the main bedroom has an ensuite shower room. To the front of the property there is ample off street parking and a double integral garage with secure gated access down the side. To the rear there is a patio area, raised lawn, stables, tack room, carport and a gated paddock.

The property sits within close proximity of various nature attractions including Conkers, The National Forest Tracks and Rosliston Forestry Centre.





- Guide Price £600,000 to £650,000
- Extended Detached Family Home
- Five Double Bedrooms
- Approx. 0.8 Acres of Land With Stables & Paddock
- Views Out Over Castle Gresley Motte and Bailey Castle
- Ample Off Street Parking & Double Garage
- Versatile Living Accommodation
- Freehold
- EPC Rating D
- Council Tax Band D





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Castle Gresley Motte and Bailey Castle is a historical site located in the village of Castle Gresley in Derbyshire, England. This type of castle, typical of the Norman period, features a motte (a raised earthwork or mound) with a wooden or stone keep on top, and a bailey (a fortified enclosure) surrounding it.

The motte at Castle Gresley would have been the highest point, offering a commanding view of the surrounding landscape. Standing atop the motte, one could see the rolling countryside of Derbyshire, dotted with fields, woodlands, and the nearby villages. This vantage point was crucial for defense and surveillance during medieval times.

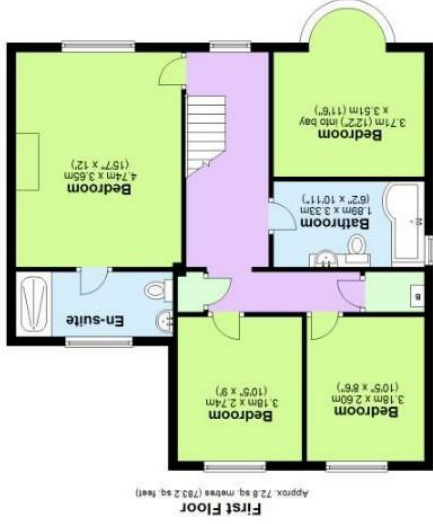


The bailey would have contained various buildings such as barracks, stables, workshops, and possibly a chapel. Looking over the bailey, you would see the layout of these structures, which were typically surrounded by a protective palisade or wooden fence.

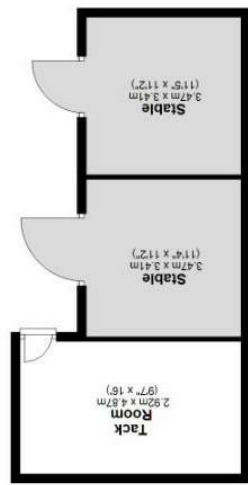


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England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-20) G	(1-20) G	(1-20) G	(1-20) G
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Current	Potential	Current	Potential
	65		78



Main area: Approx. 215.1 sq. metres (2315.5 sq. feet)
Plus outbuildings: approx. 38.5 sq. metres (415.0 sq. feet)



Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plans produced using Trimble.