



**** No Upward Chain ** Delightful Rear View ** Two Bedroom Bungalow ****

Located in the heart of Hartshorne Village this detached bungalow in a private cul de sac position having undergone improvements by the current owners, and offer a stunning rural aspect running down to a small brook.

The home opens with a welcoming hallway with door to the spacious lounge with log burning stove and patio door onto the rear garden. There is a fitted kitchen & bathroom, two generous bedrooms, with the larger master bedroom overlooking the substantial garden and view beyond. Outside is a stone driveway providing parking with access to both side of the bungalow into the rear garden. The home us uPVC double and calor gas centrally heated. View By Appointment.

The Accommodation

The home is set back from the road with stone gravel driveway offering parking for several vehicles with front entrance door into the welcoming reception hallway. From the hallway an internal door leads into the spacious dual aspect lounge, with feature log burning stove, large window and patio door onto the rear garden, enjoying fantastic views over the garden and fields beyond. Alongside the lounge is the fitted kitchen equipped with a range of matching base and wall units, freestanding appliance spaces for cooker, washing machine & fridge freezer. A wall mounted gas fired combination boiler supplies the hot water and central heating system via calor gas bottles and uPVC back door leads into the garden.

There are two generous bedrooms and a modern fitted bathroom with a three piece white bathroom suite offering, wc, basin and bath with an electric shower and shower screen.

Outside to the rear is a beautiful rear garden with far reaching views of surrounding countryside, the garden itself is mainly lawn with the lower section adjoining the brook set away from the property and substantially lower than the home.

Hallway

Lounge

16'11 x 10'4

Kitchen

10'4 x 8'0

Bedroom One

10'11 x 10'0

Bedroom Two

10'11 x 8'5

Bathroom

8'0 x 6'0

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Calor LPG gas.

Council Band: C

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: South Derbyshire Borough Council

Useful Websites:

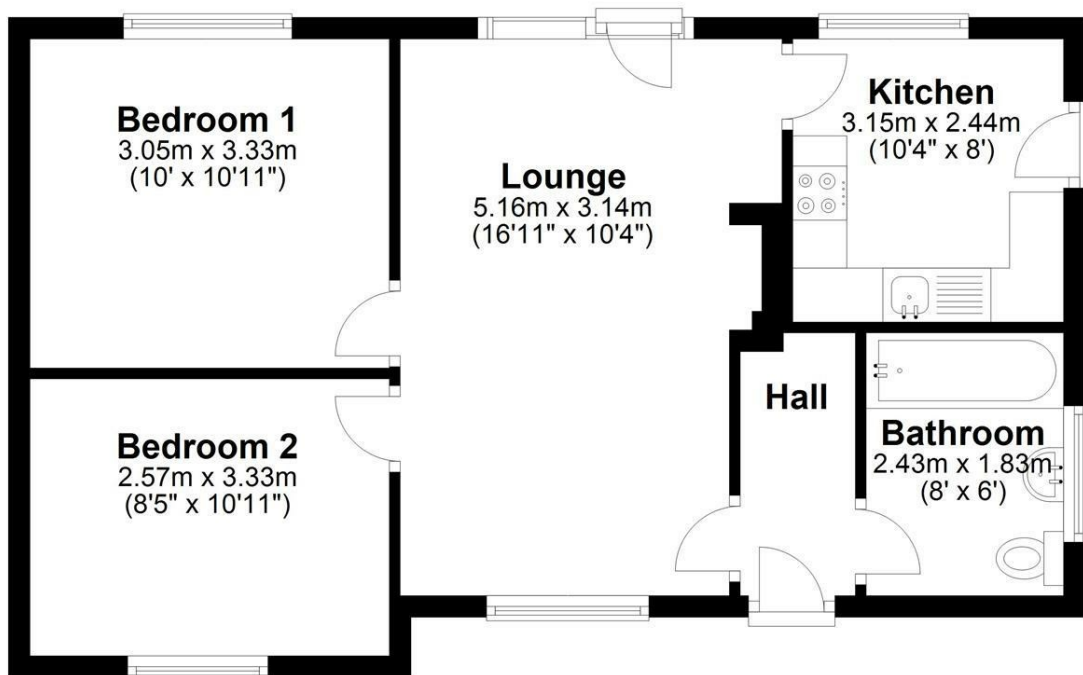
www.gov.uk/government/organisations/environment-agency

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Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band C

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branstons Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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