



Holts Lane, Tutbury, Burton-on-Trent



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Guide price £190,000



Key Features

- Three Bedroomed Family Home
- Excellent Location on the Fringe of Tutbury Village
- Extensive Off Road Parking
- Upvc Double Glazing & Gas Fired Central Heating
- Large Garden Plot
- Immediate Vacant Possession
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed spacious family home offering a large garden plot together with good off road parking. Offered for sale with the benefit of immediate vacant possession the home in brief comprises: - entrance hall, large lounge diner with conservatory off, kitchen and on the first floor a landing leads to three good sized bedrooms, box room and shower room. Outside to the front is a sweeping block paved driveway, to the rear is a brick built washhouse, large patio, lawned garden with a range of timber sheds /stores.

Accommodation In Detail

Half obscure leaded and stain glazed entrance door with obscure double glazed light to side leading to:

Entrance Hall 2.76m x 2.18m (9'1" x 7'2")

having staircase rising to first floor and one central heating radiator.

Large Lounge Diner

having Upvc double glazed window to front elevation, sliding patio doors to rear elevation, feature fireplace with marble hearth, one double central heating radiator, coving to ceiling and fitted dado rail.

Consersvatory 2.85m x 3.45m (9'5" x 11'4")

having double doors to rear elevation and further door to side.

Kitchen 2.7m x 3.87m (8'11" x 12'8")

having a good range of white fronted base and eye level units with complementary rolled edged working surfaces, gas cooker point, one double central heating radiator, stainless steel sink and draining unit, useful understairs storage, ceramic tiling to floor, half obscure Upvc double glazed door to rear and double glazed window to rear.

On The First Floor

Landing

having access to loft space, large full height storage cupboard and fitted smoke alarm.

Bedroom One

having Upvc double glazed window to front elevation, one central heating radiator and fitted Valor gas wall heater.

Bedroom Two 2.82m x 4.22m (9'4" x 13'10")

having two Upvc double glazed windows to rear elevation, one central heating radiator and fitted wall mounted gas wall heater and an extensive array of storage cupboards and wardrobes.

Bedroom Three 2.74m x 2.3m (9'0" x 7'6")

having Upvc double glazed window to front elevation, useful overstairs storage cupboard and fitted Worcester condensing combi gas fired central heating boiler.

Box Room

providing useful storage space.

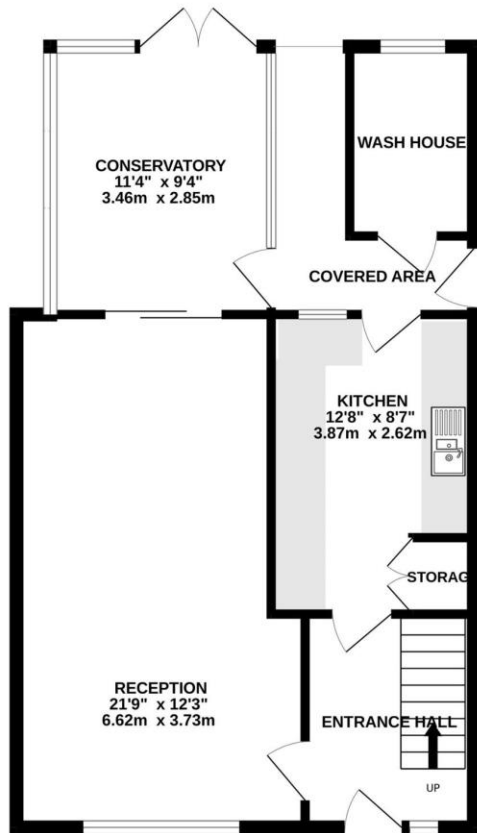
Shower Room

having twin obscure Upvc double glazed windows to rear elevation, pedestal wash basin, low level wc, over-sized shower enclosure with thermostatically controlled shower, one central heating radiator and extensive tiling complement.

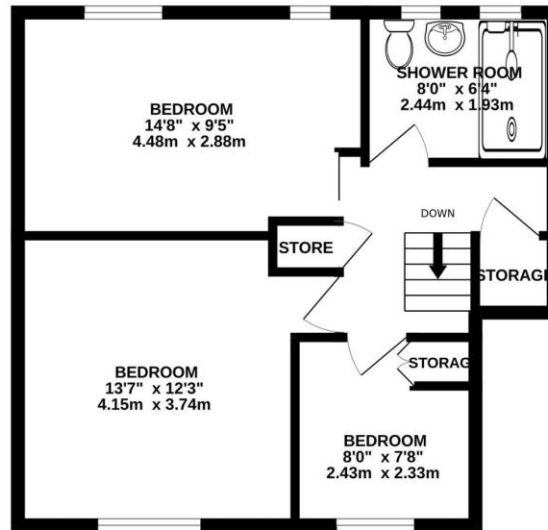
Outside

To the front of the home is a double width block paved driveway providing ample parking. To the rear is a brick built store/washhouse, beyond which lies a good sized patio and a mainly lawned garden which is well screened by timber fencing. There are a range of timber sheds at the far extent of the garden.

GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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