



Chapel Lane, Rangemore,  
Burton-on-Trent



4



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3

£495,000



## Key Features

- Detached Extended Traditional Cottage
- Four Bedrooms
- Plenty Of Off Road Parking
- Great Sized Rear Garden
- Well Sought After Village Location
- Recently Fitted Kitchen & Bathroom
- EPC rating F
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended traditional 1800 cottage in the desirable location of Rangemore. Benefitting from a recently fitted and well appointed kitchen and bathroom, good sized living accommodation and great sized bedrooms this property is ideal for any family looking to buy in this location. In brief the accommodation comprises: - porch, entrance hall/reception room, lounge, kitchen which opens into the dining room and garden room, guest cloak room and on the first floor a landing leads to three double bedrooms, single bedroom and a well appointed family bathroom. Externally the property benefits from security gates, a good sized driveway providing parking for several vehicles and leads to a detached garage and to the rear is a large rear garden which has a great sized decked area for entertaining leading to a large lawned area with mature plants and trees.

#### Accommodation In Detail

Traditional single glass wooden door with single glass side panels leading to:

#### Entrance Hall 3.67m x 4.31m (12'0" x 14'1")

having traditional cast iron feature fireplace, staircase rising to first floor, understairs storage, feature parquet flooring, one central heating radiator and Upvc double glazed window to side elevation.

#### Lounge 2.29m x 6.14m (7'6" x 20'1")

having traditional cast iron fireplace with tiled surround and hearth together with wooden surround, parquet flooring, two central heating radiators, double glass doors leading to the porch and two Upvc double glazed bow windows to front elevation.

#### Kitchen 3.02m x 3.6m (9'11" x 11'10")

having a recently fitted units, wood effect laminate work surface, stainless steel sink with chrome mixer tap, range of base and wall mounted units, integrated fridge, electric AEG oven, induction hob with extractor over, space for washing machine, feature tiled flooring and Upvc double glazed window to side elevation.

#### Dining Area 4.07m x 2.83m (13'5" x 9'4")

having exposed floorboards, space for American style fridge/freezer, one central heating radiator and wooden single pane window to side elevation.

#### Garden Room 2.36m x 2.44m (7'8" x 8'0")

having exposed floorboards, one central heating radiator, conservatory style wooden double glazed windows and feature stain glass style doorway leading through to:

#### Lobby

having quarry tile style flooring and wooden glazed door leading to rear elevation.

#### Guest Cloak Room 2.11m x 0.9m (6'11" x 3'0")

having low level wc, space saving hand basin with brass mixer tap, one central heating radiator, quarry tile style flooring and frosted sing pane glass wooden window to side elevation.

#### On The First Floor

#### Landing

having built-in storage cupboard, one central heating radiator and two Upvc double glazed windows to side elevation.

#### Master Bedroom 4.09m x 3.7m (13'5" x 12'1")

having built-in triple wardrobes with feature doors, one central heating radiator, two Upvc double glazed windows to either side and Upvc double glazed reading window to rear elevation.

#### Bedroom Two 2.26m x 3.34m (7'5" x 11'0")

having one central heating radiator and Upvc double glazed window to front elevation.



### Bedroom Three 2.26m x 2.71m (7'5" x 8'11")

having having one central heating radiator and Upvc double glazed window to front elevation.

### Bedroom Four 3.19m x 2.7m (10'6" x 8'11")

having one central heating radiator and single pane wooden window to side elevation.

### Family Bathroom 2.78m x 3.33m (9'1" x 10'11")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in double shower with glass shower screen and thermostatic black waterfall shower, aqua panelling to walls, extractor fan, black wall mounted heated towel radiator, feature tiling to floor and two frosted Upvc double glazed windows to side elevation.

### Outside

The property has wooden security gates and a gravelled driveway leads to to a single brick built garage. To the rear is a fully enclosed garden which has a beautifully secluded decked seating area, large lawn, mature fruit trees and other traditional trees. To the side is the oil tank for central heating and a large garden shed within the courtyard.

### 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.

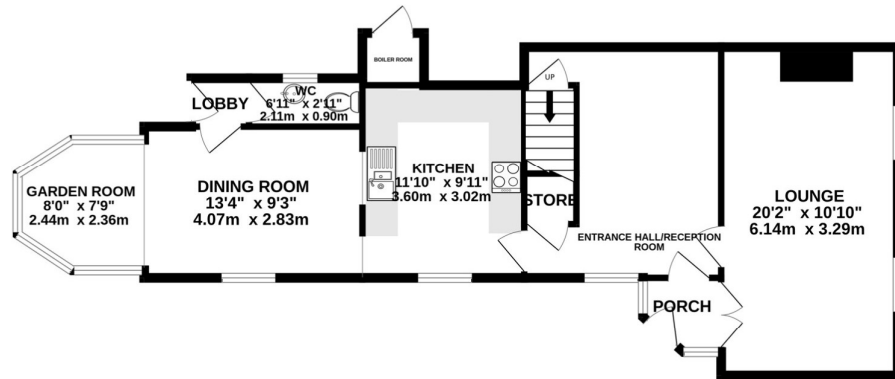
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

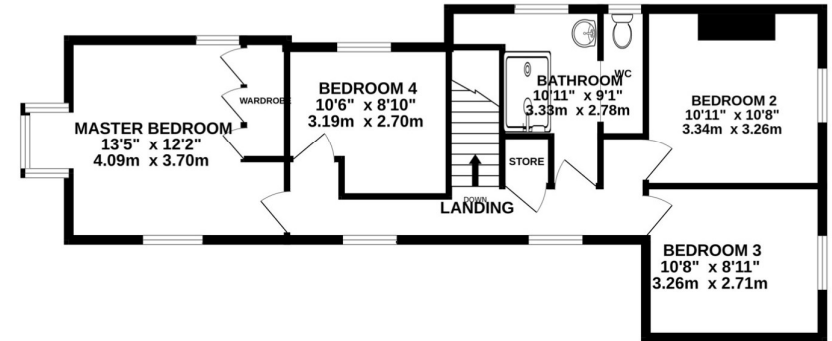




GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



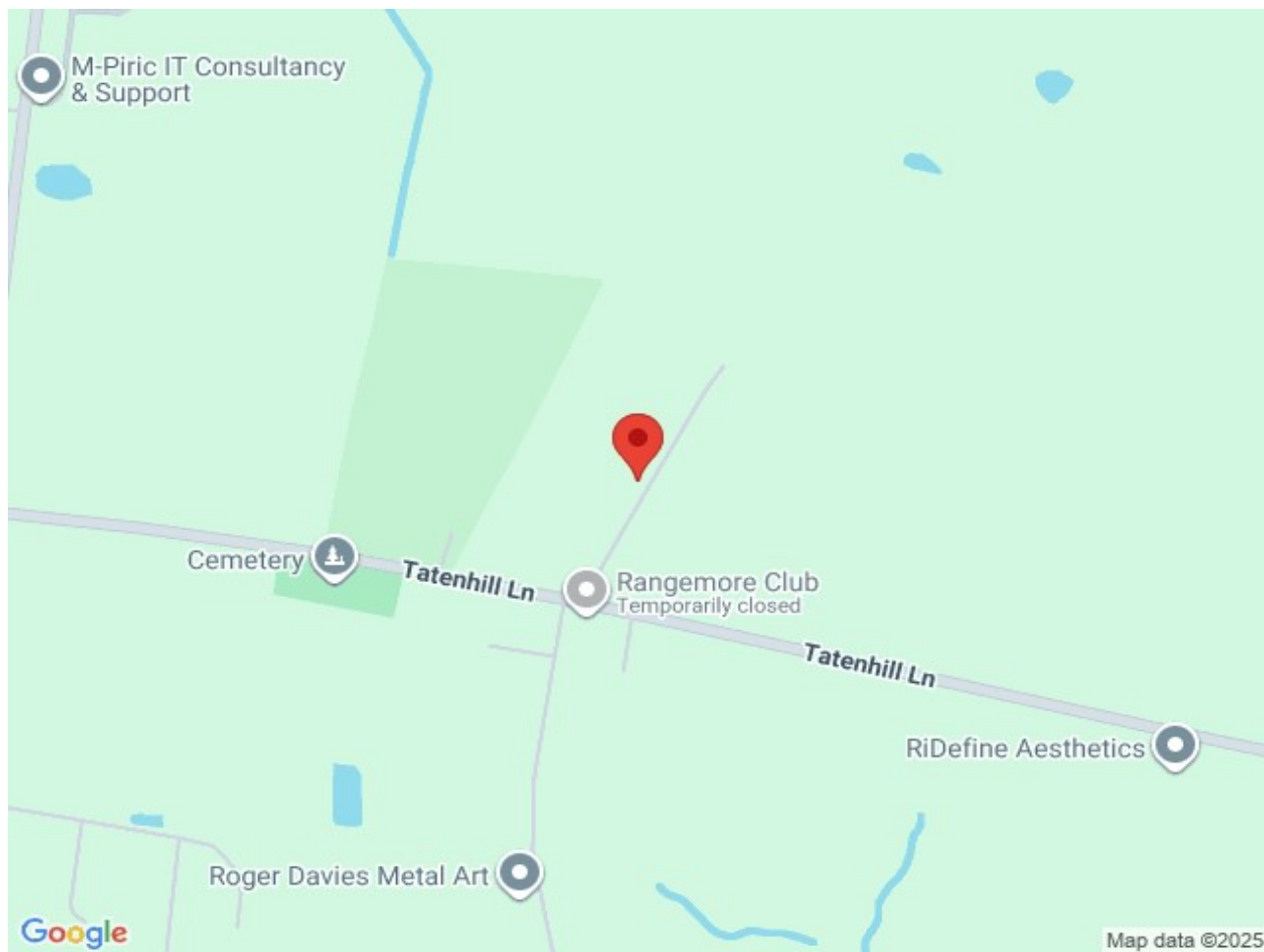
1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 74                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 29      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |