



Forge House, Dag Lane Lullington, Derbyshire, DE12 8EQ

HOWKINS &
HARRISON

Forge House,
Dag Lane, Lullington,
Derbyshire, DE12 8EQ

Guide Price: £375,000

A four bedroom detached family home offering well proportioned accommodation throughout totalling just under 1600sqft. In brief comprising:- long entrance hall, cloakroom WC, 22ft dual aspect sitting room, separate dining room and kitchen with utility room off and door to the integral double garage.

To the first floor there are four bedroom, en-suite to master bedroom and a family bathroom.

A block paved driveway provides parking for several vehicles, a mature front garden and side access to an above average size non overlooked rear garden.

Total plot size 0.22 acres within a sought after village location.

Tenure & Possession

The property is freehold with vacant possession being given on completion



Location

Lullington is a picturesque and highly desirable Derbyshire village mentioned in the Domesday Book and situated just over a mile from the Mease Valley and the Staffordshire border. Also 7 miles south of Burton Upon Trent. Local amenities include a church, village hall, the CAMRA award-winning Colville Arms public house and noted Lullington Park Cricket Club. There are numerous social events locally including min beer festivals, with the highlight of the year being The Open Gardens & Classic Car Display.

In easy reach are the towns of Burton Upon Trent, Swadlincote, Tamworth, Ashby De La Zouch and Lichfield, where a comprehensive range of facilities are to hand. Lullington allows for easy access to a range of nearby places well worthy of a visit including Tamworth Castle and the Snowdome; Conkers Visitor Centre, Twycross Zoo, Drayton Manor Park, Alton Towers and Lichfield Cathedral. A feature of the sale is Lullington's proximity to both the A38 and M42, being 3.5 miles away, which in turn provides swift onward travel to the East and West Midlands regional centres and East Midlands and Birmingham Airports.



Accommodation Details – Ground Floor

The front door leads into a long entrance hall with staircase leading to the first floor with original parquet flooring and door to a cloakroom WC. Off to the left is a spacious dual aspect sitting room with fireplace, window to the front elevation and patio door onto the rear garden. To the right is a door into the breakfast kitchen and to the rear is a separate dining room also having parquet flooring and patio doors to the rear garden.

First Floor

From the entrance hall the staircase rises to the first floor landing with airing cupboard and doors leading off to four good size bedrooms, the main bedroom has its own en-suite facilities and finally a family bathroom.

Outside

Externally to the front of the property is a block paved driveway providing ample off-road parking leading to an attached double garage which has door to the rear garden and a door into the utility room which also leads into the kitchen. The gardens are mature with the rear mainly laid to lawn with a variety of trees and shrubs alongside a paved patio. The garden is non overlooked and the total plot amounts to 0.22 acres.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains electricity, water and drainage. The central heating is oil fired and broadband is connected.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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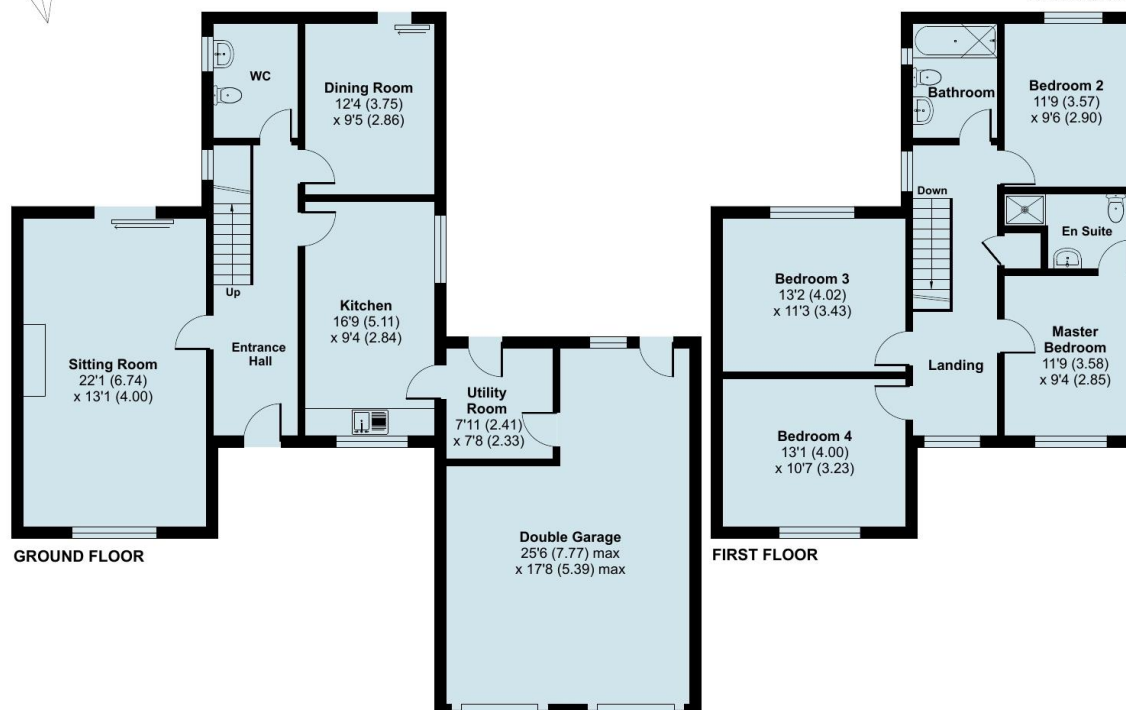
Dag Lane, Lullington, Swadlincote, DE12

Approximate Area = 1598 sq ft / 148.4 sq m

Garage = 376 sq ft / 34.9 sq m

Total = 1974 sq ft / 183.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1316248

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.