



- Large Private Plot
- Detached Family Home
- 5 Bedrooms
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room Plus Downstairs WC
- Ample Off Street Parking
- 32ft<sup>2</sup> Garage

28 Tee Lane, Burton-Upon-Stather, DN15 9ED,  
£425,000





Positioned within the highly sought after village of Burton Upon Stather, 28 Tee Lane is an impressive double bay fronted detached family home set on a deceptively large plot. Tucked away from the road, the property enjoys a peaceful plot and provides ample off street parking for multiple vehicles, along with gated access to a substantial 32ft2 garage. The extensive rear gardens are a standout feature, offering a fantastic level of privacy and are mainly laid to lawn, with summer house, ideal for relaxing or entertaining. Internally, the spacious and versatile accommodation comprises five bedrooms and a family bathroom to the first floor. The ground floor offers an excellent range of living space, including an entrance hall, lounge, sitting room, dining room, kitchen/breakfast room, utility room, downstairs WC, and a rear porch/sun room. An internal inspection is essential to fully appreciate the size, setting, and lifestyle this superb home has to offer. Early viewing is highly recommended, call today to arrange yours! Freehold. Council tax band: E



### Entrance Hallway

Having uPVC double glazed front entrance door, radiator and stairs rising to the first floor with under stairs storage cupboard.

### Lounge

12' 7" x 10' 9" (3.83m x 3.27m)

Having uPVC double glazed bay window to the front aspect, radiator, coved ceiling and double doors into the sitting room.

### Sitting Room

11' 5" x 11' 9" (3.48m x 3.58m)

Having two uPVC double glazed windows to the side aspect and radiator.

### Dining Room

9' 5" x 11' 5" (2.87m x 3.48m)

Having uPVC double glazed bay window to the front aspect, radiator and coved ceiling.

### Kitchen/Breakfast Room

17' 10" x 11' 4" (5.43m x 3.45m)

Having uPVC double glazed window to the rear aspect, window to the sitting room, two radiators, a range of wall and base units with work surfaces over, inset sink and drainer unit and induction hob with extractor over.

### Utility Room

7' 5" x 12' 9" (2.26m x 3.88m)

Having uPVC double glazed windows to the side and rear aspects, door to the side aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, gas central heating boiler and space/plumbing for white goods.

### Downstairs WC

2' 2" x 5' 6" (0.66m x 1.68m)

Having uPVC double glazed window to the side aspect, WC and radiator.

### Rear Porch

9' 5" x 8' 5" (2.87m x 2.56m)

Having uPVC double glazed windows to the rear and side aspects and uPVC double glazed door to the rear garden.

### First Floor Landing

Having loft access.

### Bedroom 1

9' 7" x 11' 8" (2.92m x 3.55m)

Having uPVC double glazed bay window to the front aspect, radiator, coved ceiling and fitted wardrobes.

### Bedroom 2

11' 5" x 11' 9" (3.48m x 3.58m)

Having uPVC double glazed window to the rear aspect and radiator.

### Bedroom 3

11' 7" x 10' 9" (3.53m x 3.27m)

Having uPVC double glazed window to the front aspect, coved ceiling and radiator.

### Bedroom 4

7' 0" x 7' 3" (2.13m x 2.21m)

Having uPVC double glazed window to the rear aspect, radiator, built in cupboard and coved ceiling.

### Bedroom 5

6' 9" x 6' 4" (2.06m x 1.93m)

Having uPVC double glazed window to the front aspect and radiator.

### Family Bathroom

9' 6" x 8' 6" (2.89m x 2.59m)

Having uPVC double glazed window to the rear aspect, bath, shower cubicle, wash hand basin set in vanity unit, WC, heated towel rail and ceiling spotlights.

### Garage

11' 1" x 32' 2" (3.38m x 9.80m)

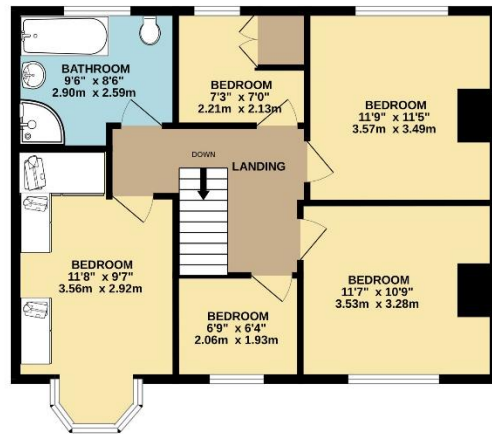
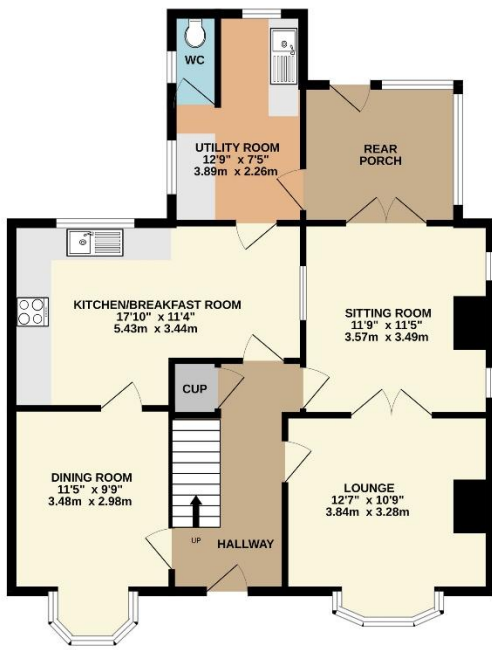
Having up and over door to the front, door to the side, windows to the side and rear, light and power.





GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



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