

# Bretby Lane

Bretby, Burton-on-Trent, DE15 0QN



With outstanding far reaching views, this lovely traditional detached situated in a highly regarded location, offers plenty of potential to modernise and improve in your own style. Set on an established garden plot with a drive and garage, two reception rooms, three bedrooms, family bathroom and NO CHAIN.

£300,000

John German 

Perfect for those searching for a house to renovate and modernise in their own style, this property has superb potential.

The well regarded Bretby Lane is close to countryside and features a rich variety of individual homes, many of which have been extended to offer stunning homes.

The property is situated on a fantastic garden plot, with spectacular far reaching views to the rear.

Internally, there is a spacious reception hall with a staircase off to the first floor and doors leading off.

The front reception room is a lovely space to relax, having a brick fireplace and a bay window framing views over the front garden with an established Magnolia tree.

Further along the hall is a good size lounge, with a window and door to the rear framing amazing views, plus two windows to the side, allowing in plenty of natural light.

The kitchen is split level and is fitted with units, an integrated oven and hob. There are windows to the side and rear, again with views. Off the kitchen is a useful rear porch and guest WC.

On the first floor, the landing has a window to the side and doors to three bedrooms and the family bathroom. The principal bedroom is situated at the rear and boasts a balcony to enjoy those with genuinely spectacular panoramic views. Bedroom two is a generous double and bedroom three is a comfortable single. The bathroom is fitted with a three piece suite and has a window to the rear.

Outside, to the front is a gated drive offering ample parking and a garden with an impressive magnolia tree. To the rear is a generous garden with a lawn, borders, a raised wildlife pond and of course, those views!

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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