



Church Lane, Barrow-On-Trent Derby DE73 7HB

welcome to

Church Lane, Barrow-On-Trent Derby

This four/five bedroom detached house, situated on a substantial plot in the sought-after village of Barrow-on-Trent, is wonderfully unique in its offering and would make a beautiful family home. Generously sized with heaps of potential, this is a brilliant opportunity to purchase your forever home.



Entrance Hallway

Upon entrance through the porch and front door, the hallway provides access to the lounge, dining room, kitchen, study, cloakroom, and stairs to the first floor. With an under-stair storage cupboard, carpeted flooring, and a radiator.

Study/Bedroom 5

8' 4" x 10' 4" (2.54m x 3.15m)

The study room offers a quiet environment, ideal for work and studying, with carpeted flooring, a double glazed window to the front and a radiator.

Lounge

23' 1" x 12' 6" (7.04m x 3.81m)

Spacious lounge offers a warm and inviting atmosphere, featuring double-glazed windows to the front and a focal point fireplace that adds a touch of charm and comfort. With carpeted flooring, two radiators and patio doors which lead to the conservatory.

Dining Room

11' 5" x 12' 2" (3.48m x 3.71m)

The beautifully appointed dining room provides an elegant setting for family meals. Finished with carpeted flooring, a double-glazed window to the rear, and a radiator.

Kitchen

15' 8" x 9' 7" (4.78m x 2.92m)

Fitted kitchen comprising of a range of base and drawer units, one and a half bowl sink, space and plumbing for dish washer, five ring gas hob with cooker hood, double oven, and a breakfast bar. Finished with tiled flooring, complementary splashback tiling, a window to the rear elevation, and a door through to utility.

Utility Room

Fitted with matching wall, base, and drawer units, providing useful storage space, with further space and plumbing for appliances. Finished with tiled flooring, a radiator, and external doors to the front and rear elevations.

Conservatory

The conservatory is flooded with natural light, offering versatile use, ideal for entertaining or enjoying garden views. With a brick-built base, tiled floor, wrap-around windows, power and lighting, and

french doors opening to the rear garden.

Cloakroom

Ground floor cloakroom comprising of a low-level w/c and wash-hand basin.

Landing

First floor landing giving access to all four bedrooms, the main bathroom, airing cupboard and loft hatch with a ladder for access to the partially-boarded loft. With carpeted flooring and a window to the side elevation.

Bedroom One

12' 5" x 14' 4" (3.78m x 4.37m)

Double bedroom with carpeted flooring, a window to the front elevation, and a radiator. With a walk-through dressing room with fitted wardrobes, leading to the en-suite.

En-Suite

En-suite to the master bedroom comprising of a double shower, low-level w/c, and wash-hand basin set in a vanity unit with storage cabinets below. With partly-tiled walls, wood laminate flooring, and a frosted double-glazed window to the rear.

Bedroom Two

9' 8" x 13' 11" (2.95m x 4.24m)

Double bedroom with fitted wardrobes, carpeted flooring, a radiator and a double-glazed window to the rear.

Bedroom Three

10' 5" x 12' 1" (3.17m x 3.68m)

Double bedroom with a built-in storage cupboard, carpeted flooring, a double-glazed window to the front, and a radiator.

Bedroom Four

10' 5" x 9' 11" (3.17m x 3.02m)

Double bedroom with a built-in storage cupboard, carpeted flooring, a window to the front elevation, and a radiator.

Bathroom

Comprising of a corner bath with a jacuzzi feature, a separate shower cubicle, a low-level w/c and a wash-hand basin. With partly-tiled walls, carpeted flooring, spotlights to the ceiling, and a frosted window to the rear elevation.

Garage

19' 4" x 17' 1" (5.89m x 5.21m)

Detached double garage with an up-and-over door to both the front and rear, a pit, power, and lighting.

External

To the front of the property, there is a well maintained laid-to-lawn garden, with mature shrubs and decorative plants, creating a welcoming first impression. Running alongside, the large driveway allows vehicular access to the property, as well as off-road parking for multiple vehicles, and leads to the gate for access to the rear garden.

The rear garden is predominantly laid-to-lawn, with a small slabbed area at the front and a brick-paved area at the centre, offering some perfect options for seating areas. The garden features a section of pebbled ground interspersed with mature shrubs. The spacious rear garden offers excellent potential for future expansion, offering endless possibilities for customization. The multiple outbuildings include a summer house in addition to a log cabin, which houses the resistance swimming pool.

Log Cabin

Seamless extension of the home, offering a versatile space. Additionally there are 2kw solar panels fitted. Endless pool, designed for practice, offering all year-round use. Fitted from top to bottom with wood and exposed wooden beams.

Agent Note

It has been made aware to us that the road leading to the property via the front to Church Lane has flooded before, however our vendor has informed us this has never affected the property. As part of this, the property retains a right of way covenant to allow vehicular access via the rear when the road is flooded to allow access at all times.



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welcome to

Church Lane, Barrow-On-Trent Derby

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- MASTER ENSUITE AND DRESSING ROOM
- THREE RECEPTION ROOMS
- SUBSTANTIAL PLOT WITH COUNTRYSIDE VIEWS
- GENEROUS FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108768 - 0016

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