Geary Lane, Bretby, Burton-On-Trent, DE15 0QE

Nicholas Humphreys

£270,000

No chain. A delightful barn conversion situated within a peaceful rural development on Geary Lane in Bretby.
This charming property offers well-presented accommodation including a fitted kitchen, spacious lounge with feature fireplace opening through to a dining room with patio doors overlooking the extensive garden, ground floor guest cloakroom, two double bedrooms and a modern shower room.

Outside, the home benefits from allocated parking and a single garage to the front, while to the rear is a particular feature, an extensive mature garden with paved patio seating area, generous lawn, summer house and attractive tree-lined outlook. The property is positioned as a mid terrace style home.

Located in the desirable Bretby area, just outside Burton-on-Trent, the property provides convenient access to Ashby-de-la-Zouch, Burton town centre and the A38 and A50 road networks, while also enjoying beautiful countryside walks nearby. Viewing is strictly by appointment only.

The Accommodation

A delightful barn conversion property situated within a rural development of similar character properties on Geary Lane in Bretby, converted in the early 1980's. The property enjoys a peaceful setting and benefits from allocated parking and a single garage positioned to the front aspect. Steps lead up to the entrance where a solid wood front door with double glazed side panel opens into the welcoming reception hallway.

The reception hallway provides a staircase rising to the first floor accommodation, a single radiator and a useful pantry cupboard, with doors leading off to the principal ground floor rooms. A guest cloakroom is fitted with a low-level WC and hand wash basin.

The kitchen is well appointed with a selection of fitted base cupboards and drawers with matching eye-level wall units and preparation work surfaces. Integrated appliances include a built-in double stainless steel oven and a four-ring halogen hob, with additional freestanding appliance space provided for a slimline dishwasher, washing machine and fridge freezer. The room benefits from a double radiator, a UPVC double glazed window and a skylight window, allowing plenty of natural light to fill the space.

Positioned on the rear elevation of the home is the spacious lounge, featuring a brick-built fireplace with inset living flame gas fire creating an attractive focal point. The lounge enjoys views over the garden via UPVC double glazed windows and has a radiator, with open-plan access leading through to the dining room.

The dining room offers an ideal entertaining space with a pleasant outlook over the rear garden through UPVC double glazed sliding patio doors leading directly onto the rear garden patio.

To the first floor, the landing has a UPVC double glazed window to the side elevation and provides access to the loft space via a drop-down ladder. The loft benefits from a window providing natural light and offers an excellent additional storage area. Also located on the landing is an airing cupboard housing the gas-fired combination boiler which supplies the domestic hot water and central heating system.

The first floor accommodation comprises two generously proportioned double bedrooms, both enjoying attractive views across the extensive rear garden through UPVC double glazed windows and having radiators.

The shower room is fitted with a modern suite comprising WC, hand wash basin and a double walk-in shower enclosure with complementary tiling to the walls, heated towel rail, shaver point and UPVC double glazed window.

A particular feature of the property is the extensive and mature rear garden. A spacious paved patio area provides an ideal seating and entertaining space, leading onto a large lawn with a mix of wall and hedgerow boundaries creating a private feel. Included within the sale is a summer house, and the garden enjoys an attractive outlook backing onto a mature tree-lined area.

Geary Lane is situated within the sought-after rural location of Bretby, just outside Burton-on-Trent, offering excellent commuter links to the nearby market towns of Ashby-de-la-Zouch and Burton-on-Trent, as well as convenient access to the A50 and A38 road networks. The surrounding countryside provides beautiful walks via a network of local public footpaths.

All viewings are strictly by appointment only.

Hallway & Guest Cloakroom

Kitchen

3.96m max x 3.05m max (13'0 max x 10'0 max)

Lounge

5.61m max x 4.78m max (18'5 max x 15'8 max)

Dining Room

3.51m x 2.79m (11'6 x 9'2)

Bedroom One

3.96m x 2.90m (13'0 x 9'6)

Bedroom Two

3.96m x 2.59m (13'0 x 8'6)

Shower Room

Driveway & Garage

Property construction: Barn Conversion 1980s renovation
Parking: Drive & Garage (open shared access area)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
Local Authority: South Derbyshire Council
The home is within a conservation Area.
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
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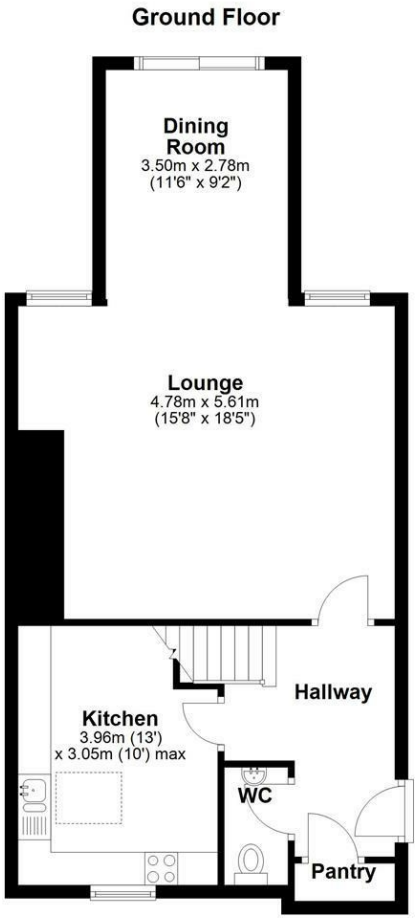

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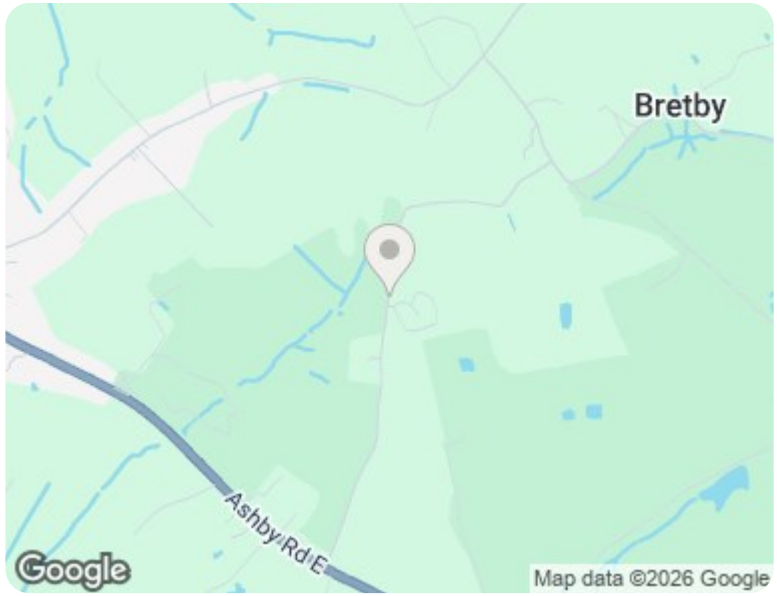
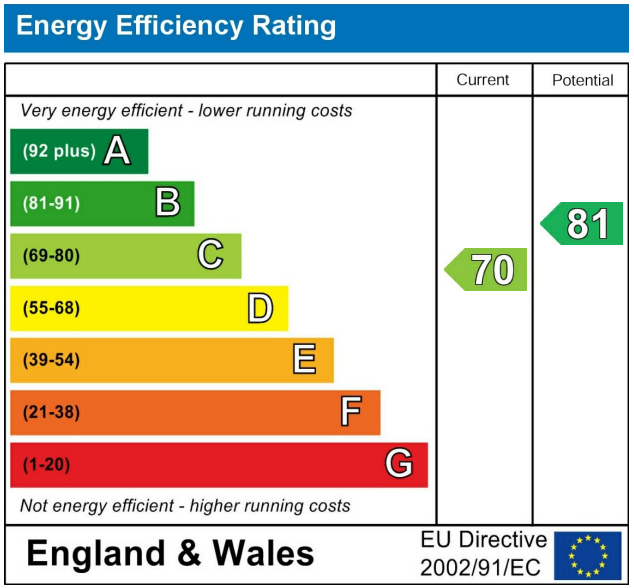
Plan produced using PlanUp.





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas

Council Tax Band D **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme