



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

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**Humphreys**

**£300,000**

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.

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

Awaiting EPC inspection

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

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](http://www.gov.uk/government/organisations/environment-agency)

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Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

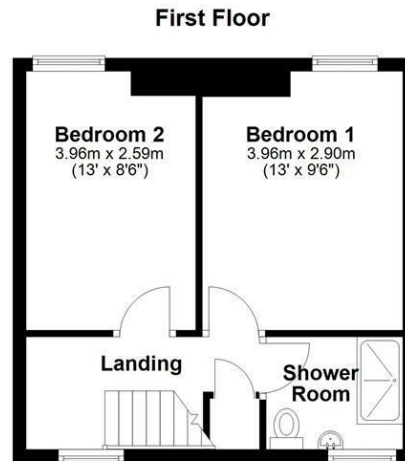
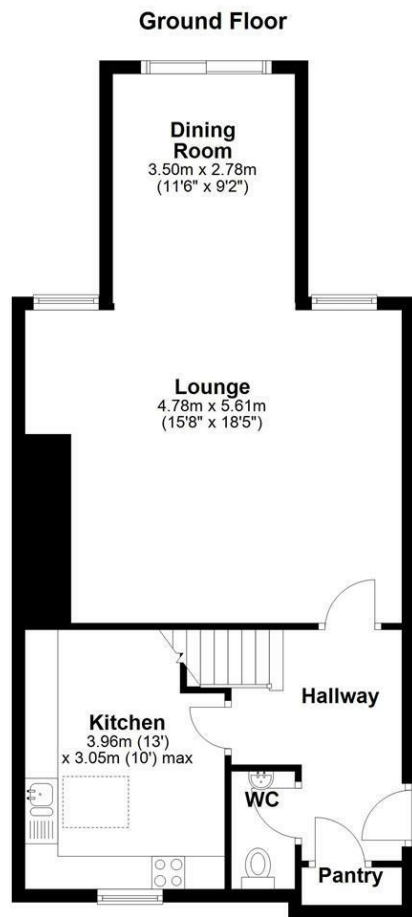
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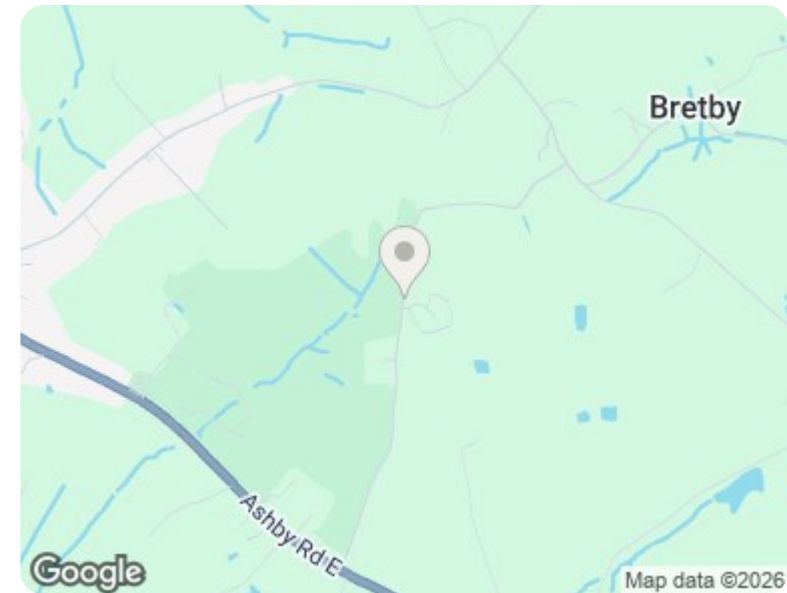








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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**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.

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**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. 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>

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