



Littlecote, 41 Bretby Lane, Bretby, DE15 0QW



Enjoying an enviable position with an open rural aspect to the rear is Littlecote, an individual detached residence showcasing generously proportioned interiors including annexe/home office, three double bedrooms plus study/fourth double bedroom and a beautifully tended garden plot. Featuring an impressive wrap around terrace overlooking breathtaking views to the rear, this 1920s detached bungalow has been thoughtfully remodelled to create deceptively spacious accommodation over three levels, with the master suite accessed off a private staircase and a generous games room (ideal for conversion into an annexe or home office). The main accommodation is set over the ground floor and comprises briefly porch and

reception hall, three reception rooms and dining kitchen, with two double bedrooms and a study/fourth double bedroom serviced by a refitted family bathroom. The first floor master suite benefits from a private en suite and balcony, and a useful laundry room lies off the lower ground floor games room, being ideal for conversion into a shower room for an annexe. Extending across the rear of the property is a stunning elevated deck making the most of the peaceful location and beautiful views, with steps leading down to secluded landscaped gardens. Secure electric gates to the front lead to ample parking and a double garage, and Littlecote is serviced by mains gas central heating via two new boilers and double glazed windows (refitted to the front).

Bretby Lane is a desirable address set on the outskirts of Burton on Trent lined with impressive traditional residences, set just minutes from both local amenities as well as the stunning surrounding countryside. The location lies a short drive from the market town centre of Burton on Trent which is home to shopping centres, supermarkets, pubs, restaurants and various other leisure and convenience facilities. The property is ideally positioned for travel along the A38, A511, A444 and M42 and a rail station in Burton provides direct links to Birmingham. The property lies within the catchment area for St Edwards Catholic Primary School which feeds into William Allitt High School.

- Individual Detached Bungalow
- Idyllic Position with Panoramic Rural Views
- Deceptively Spacious Accommodation
- Three Spacious Reception Rooms
- Dining Kitchen with Glazed Terrace
- Three Double Bedrooms & Study/Fourth Bedroom
- Master En Suite & Private Balcony
- Refitted Family Bathroom
- Superb Games Room/Studio/Annexe
- Laundry Room
- Impressive Wrap Around Terrace to Rear
- New Front Windows & Two New Boilers
- Landscaped Gardens to Front & Rear
- Double Garage & Ample Parking
- Well Placed for Commuter Routes & Rail Travel



A UPVC front door opens into the traditional **Entrance Porch** which in turn opens into:

Reception Hall

A spacious welcome to this unique home having quarry tiled flooring and leading through to the **Inner Hall**. Doors open into:

Dining Room 4.13 x 3.63m (approx. 13'6 x 11'11)

A beautifully presented reception room having windows to the front and side and a brickwork fireplace housing a traditional gas stove

Dining Kitchen 5.65 x 3.45m (approx. 18'6 x 11'4)

A spacious room formed by a fitted kitchen and dining area, all overlooking attractive views to the rear. The **Kitchen** is fitted with a range of wall and base units having complementary Butcher block worktops over, housing inset Belfast sink, integral dishwasher and spaces for a range cooker and fridge freezer. There is a window to the side and tiled flooring extends into the **Dining Area** where sliding doors opening out to a terrace with glazed balustrade and beautiful rural views

Stunning Lounge 6.38 x 4.08m (approx. 20'11 x 13'4)

Double doors from the **Inner Hall** give access into this stunning reception room, having wooden flooring and a coal effect gas stove set to slate tiled hearth. French doors open into the Conservatory and galleried staircases rise to the **Master Suite** and descend to the **Games Room/Annexe**

Conservatory 4.60 x 2.58m (approx. 15'1 x 8'5)

Glazed sliding doors open out to the terrace and this attractive living space also benefits from wooden flooring and beautiful rural views

Study/Fourth Double Bedroom 3.70 x 2.71m (approx. 12'2 x 8'10)

Currently used as a home office but ideal for use as a further bedroom if required. Having bay window to the front and a door into the **Double Garage**





Games Room/Annexe/Home Office

Stairs rise from the **Lounge** up to:

Master Bedroom 4.28 x 3.43m (approx. 14'0 x 11'3)
A generous double room having tiled flooring and sliding doors opening out to a private **Balcony**, enjoying stunning views over the gardens and countryside beyond. Door into:

En Suite Shower Room 2.95 x 1.52m (approx. 9'8 x 4'11) – max measurements
Comprising pedestal wash basin, WC and walk in double shower with rainforest shower head, having tiled flooring, half tiling to walls, a window to the rear and a chrome heated towel rail

Bedroom Two 3.47 x 3.33m (approx. 11'4 x 10'10)
With a patio door opening out to the elevated deck having views and tiled flooring

Bedroom Three 3.62 x 3.33m (approx 11'10" x 10'10")
A third double room having window to the front and wooden flooring

Refitted Family Bathroom 2.27 x 1.77m (approx. 7'5 x 5'9)
Comprising a modern suite having wash basin and WC set to vanity unit and bathtub with shower unit over, having window to the rear, a chrome heated towel rail and tiled walls

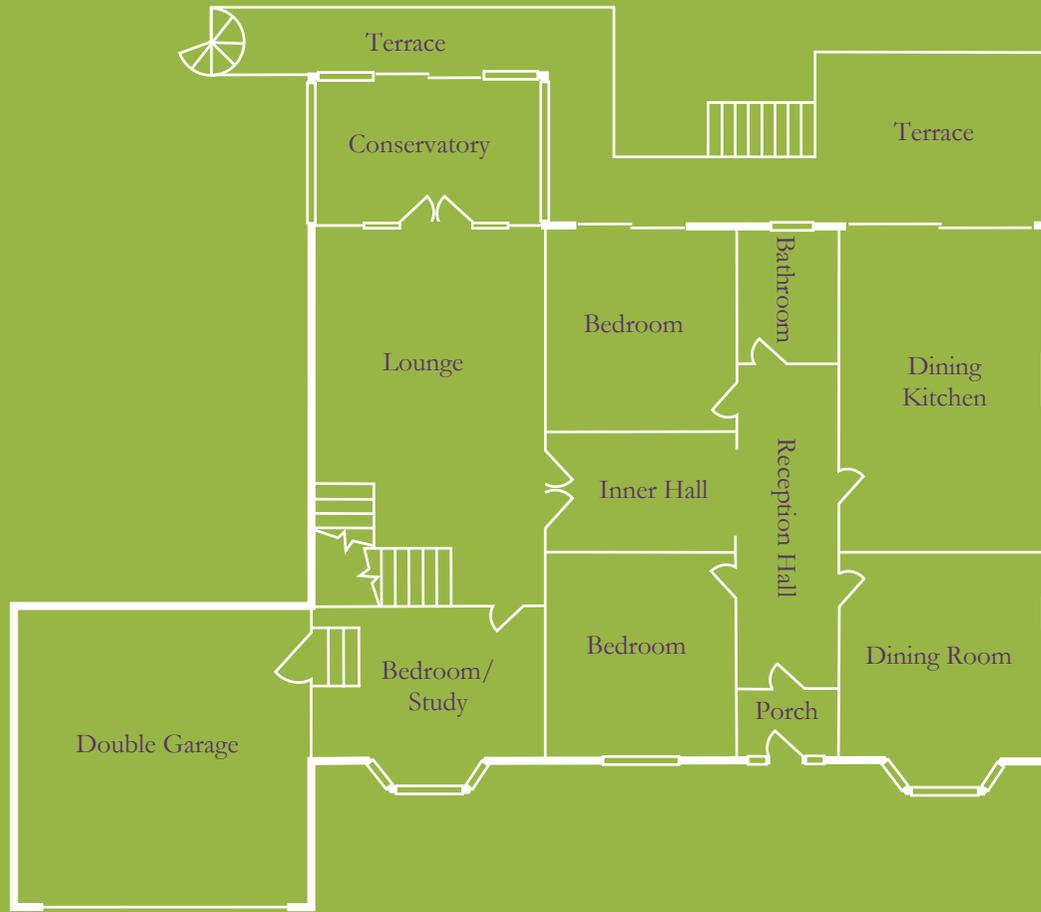
Games Room 8.78, 7.0 x 5.22m (approx. 28'9, 22'11 x 17'7)

This superb lower ground floor space is ideal for use as additional living space, as a home office or for conversion into an annexe. Sliding doors open out to a paved terrace at the rear giving this space the option of independent access, and a door opens to:

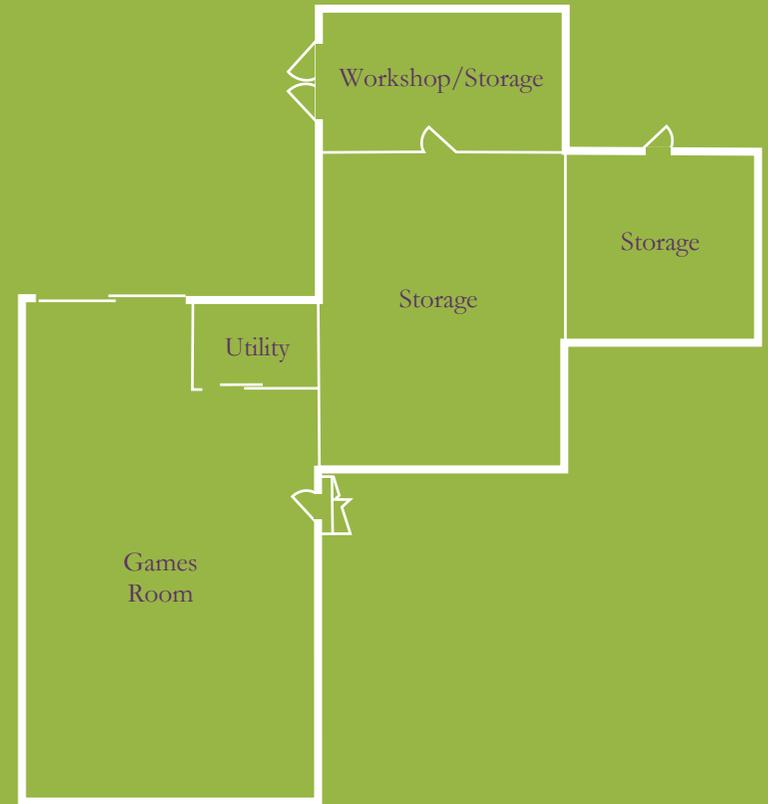
Laundry/Cloakroom 2.13 x 1.49m (approx. 6'11 x 4'10)
Fitted with wall units and spaces for a washing machine and tumbler dryer, being fitted with pedestal wash basin and WC and having a window to the rear and full tiling to walls. Please note, this room was originally a shower room and could be converted back to serve the annexe



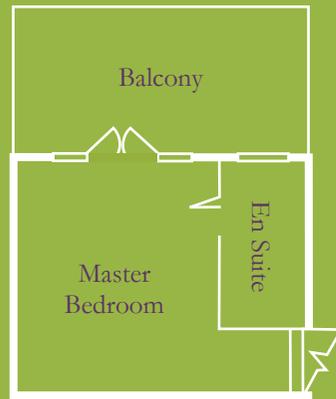




Ground Floor



Lower Ground Floor



First Floor



Outside

Littlecote is set back from Bretby Lane beyond a secure gated entrance with mature hedges providing privacy to the front. There is ample parking to the tarmac driveway and attractive foregardens are laid to lawns and mature foliage. There is a pathway to the front door, a discreet bin store lies to one side and gated access leads to the rear garden. Access into:

Double Garage

Having double electric remote up and over door to the front, power and lighting

Gardens

The rear garden extends to a good size and is laid to shaped lawns, seating areas and mature borders. There are two secure exterior storage rooms located underneath the property, each housing a central heating boiler and a garden shed is included in the sale. Two set of steps rise on either side of the property up to the **Wrap Around Terrace**, which provides further secluded seating areas and stunning views over countryside to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.