





A substantial five-bedroom detached home situated on the sought-after Bretby Lane, offering generous living space, a beautifully established garden, and stunning views over open countryside. The property features two reception rooms, a conservatory, and a stylish, newly fitted kitchen diner, perfect for family living and entertaining.

Upstairs, there are five well-proportioned bedrooms, including a spacious master suite with a walk-in wardrobe, an en-suite shower room, and breath-taking views across the surrounding countryside. Outside, the home benefits from a large, mature garden, a driveway providing ample parking, and an integral garage.



Accommodation

Ground Floor

The property is entered through a front entrance door into a porch, which in turn leads into a welcoming entrance hallway with stairs rising to the first floor. The hallway includes access to an under-stairs WC and doors leading off to the main ground floor rooms.

To the left is a formal living room, featuring a traditional Victorian-style fireplace with a tiled hearth and Adam-style surround, complemented by a double-glazed bay-fronted window to the front elevation. Further along the hallway is a second spacious reception room—a large open-plan living area with double-glazed sliding doors opening into the sunroom. The sunroom enjoys double-glazed windows to the side and rear elevations, offering pleasant views over the garden and surrounding countryside.

To the rear of the property is the open-plan kitchen diner, recently fitted with a stylish range of matching wall and base units, coordinating worktops, space for a freestanding gas cooker, and a selection of integrated appliances. A double-glazed window to the rear elevation and sliding door provide access out onto the garden and allow for an abundance of natural light. The dining area offers a sociable space for family meals and entertaining.

A separate utility area provides further matching wall and base units, a wall-mounted gas boiler, a sink unit, and space for white goods, along with a side

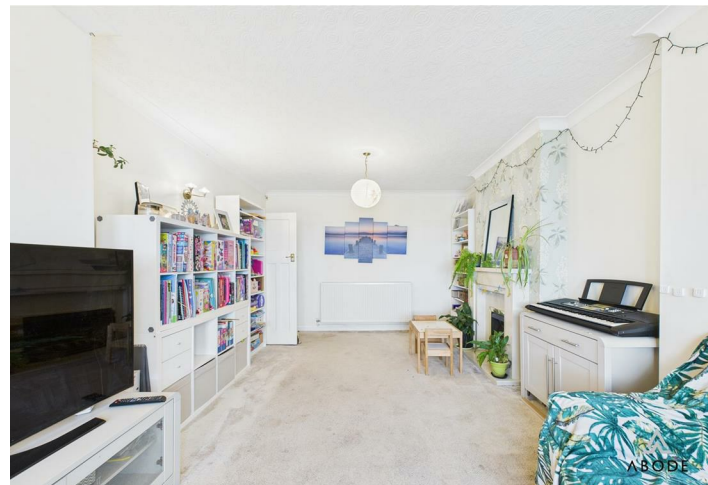


double-glazed door offering access to the side elevation.

First Floor

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the rear of the property and enjoys stunning views over the rear garden and open countryside. This room also benefits from a walk-in wardrobe, which leads out onto a private balcony—perfect for taking in the surrounding scenery. A further







door provides access to the en-suite shower room, which comprises a modern three-piece suite.

Of the additional bedrooms, two are situated to the front elevation, while the fourth bedroom is located to the rear and also enjoys countryside views. The family bathroom is fitted with a three-piece suite.

Second Floor

A further door on the landing gives access to the staircase leading to the second floor. The top floor is occupied entirely by a spacious fifth bedroom, featuring skylights and a double-glazed window offering panoramic, far-reaching views over the open countryside.



Outside

To the front elevation, the property enjoys a block-paved driveway providing off-street parking and access to the garage. The frontage is bordered by a variety of established shrubs and hedgerow, offering a pleasant and private approach.

To the rear, the property boasts an extensive, well-maintained garden with far-reaching open views. A generous patio area adjacent to the house provides the perfect space for outdoor seating and entertaining, while two large, laid-to-lawn sections create a superb outdoor area for families to enjoy. The garden backs onto open countryside, enhancing the sense of space and privacy.



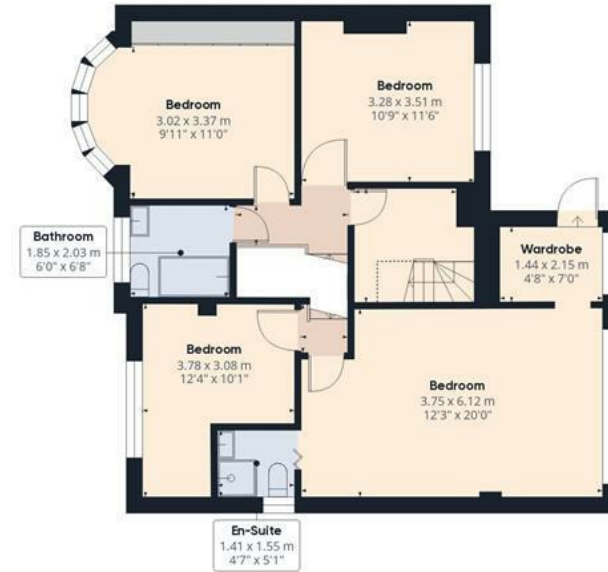








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

207.49 m²

2233.37 ft²

Reduced headroom

20.81 m²

223.95 ft²

(1) Excluding balconies and terraces

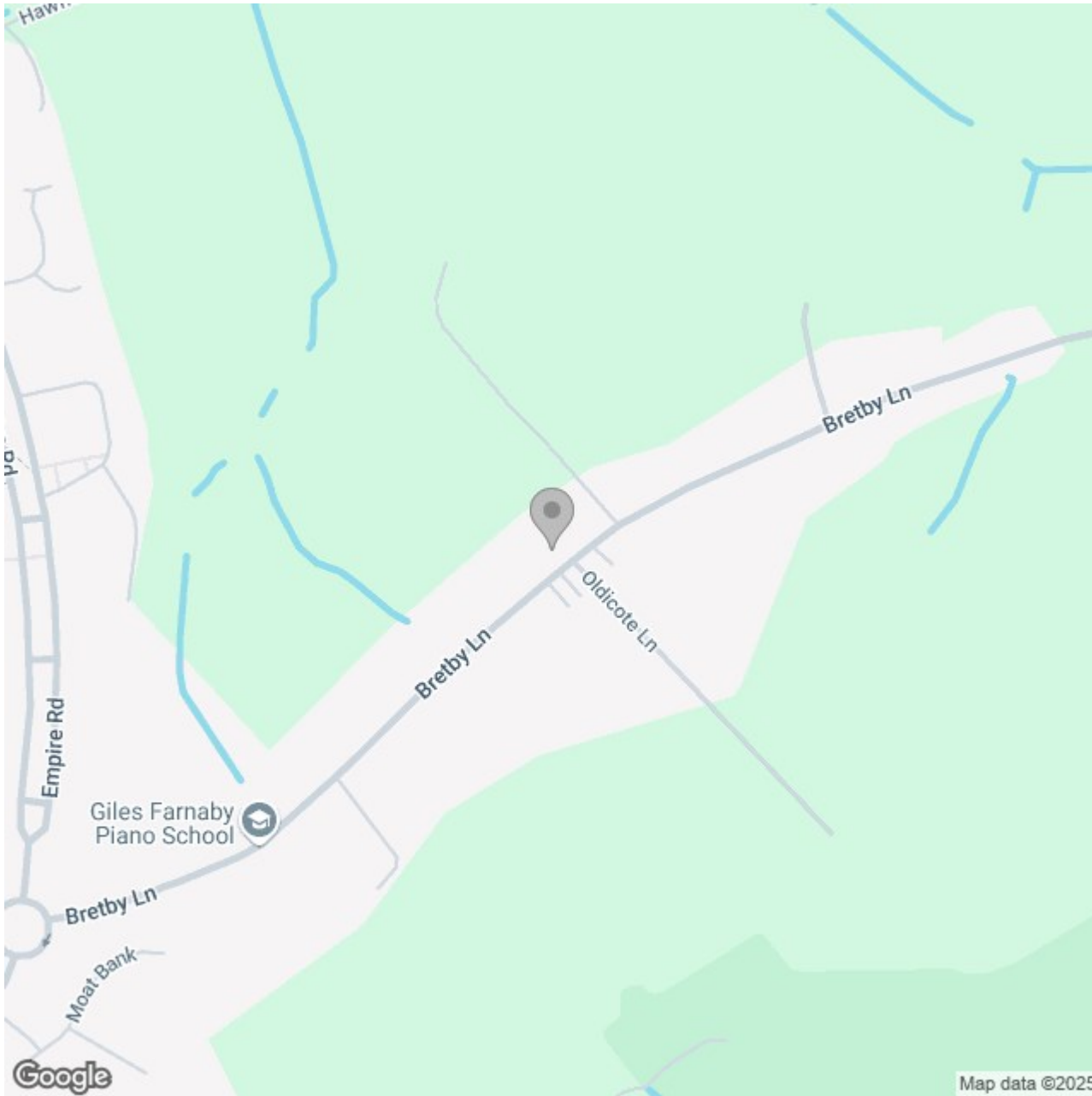
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

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