



**91 Holts Lane, Tutbury, Burton-On-Trent, DE13 9LF**

**£190,000**

Scofield Stone are delighted to offer for sale this two bedroom semi-detached home which is ideally suited to the first time buyer or investor. The property is very well presented throughout and benefits from a number of key features to include, but not limited to; Refurbished kitchen and open plan lounge/diner, wet room, utility room and outside entertaining area. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

## 91 Holts Lane, Tutbury, Burton-On-Trent, DE13 9LF

### Summary

In brief the interior comprises; entrance hallway, open plan lounge/diner, modern fitted kitchen and utility room to the ground floor. On the first floor you will find two bedrooms and a wet room.

Outside to the front of the property can be found a small section of decorative gravel and established plantings. To the rear is an entertaining space overlooking the spacious garden with a rear gate to access the parking areas and garages.

Holt Lane is conveniently situated for access to local amenities including shopping in Tutbury and Hatton, local schools, public transport routes, recreational facilities including the nearby Tutbury Castle and walks along the river Dove. There is a bus stop outside the property. The village has excellent road links to the A50 and A38, and very conveniently, a well serviced train stop in the nearby village of Hatton.

### Entrance Hallway

Having a upvc part double glazed door, karndean flooring, radiator, stairs to the first floor and doors off to:

### Guest Cloakroom

5'10" max x 2'11" (1.80m max x 0.9m)

With tiled flooring, saniflo toilet, wash-hand basin with chrome mixer tap and wall mounted combi boiler.

### Lounge/Diner

11'0" max x 19'4" (3.37m max x 5.91m )



Having karndean flooring, upvc double glazed window to the front aspect, two central heating radiators, upvc french doors to the rear entertaining area and opening to:

### Kitchen Area

8'2" x 7'4" (2.49m x 2.26m)



Fitted with wall and base units with a wooden worktop over. Integral oven, integral microwave, space and plumbing for dishwasher and under counter fridge. Freestanding larder unit, stainless steel sink and drainer with chrome mixer tap over. Upvc double glazed window to the side aspect and upvc part glazed door to:

### External Utility Room

5'5" x 5'6" (1.67m x 1.69m)



Having a upvc part double glazed door and fitted with a base unit with drawers and wall unit, plumbing for washing machine and space for further under counter appliance, laminate flooring and an upvc obscure double glazed window to the rear aspect.

### Landing

With loft access, obscured upvc double glazed window to the side aspect and doors off to:

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### Bedroom One

14'4" x 8'2" plus doorway (4.37m x 2.51m plus doorway)



Having two upvc double glazed windows to the front aspect, central heating radiator and storage cupboard.

### Bedroom Two

9'3" 9'0" min plus wardrobe. (2.83m 2.75m min plus wardrobe. )



With carpet flooring, built in wardrobe, central heating radiator and upvc double glazed window to the rear aspect.

### Wet Room

5'6" x 7'8" (1.68m x 2.36m)



Having a low level WC, wash-hand basin with cupboard storage underneath, electric shower, central heating radiator and obscured upvc double glazed window to the rear aspect.

### OUTSIDE

#### Front

Outside to the front of the property can be found a small section of decorative gravel and established plantings.

#### Rear



To the rear is an entertaining space overlooking the spacious garden with a rear gate to access the parking areas and garages.

### Buying to Let?

Guide achievable rent price: £ TBC

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings

and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Material Information

#### Verified Material Information

Council Tax band: A  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: C  
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed. The system was installed on 1 Aug 2019.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Great  
Parking: Driveway and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access shower  
Coal mining area: No  
Non-coal mining area: Yes  
Loft access: Yes - insulated and unboarded, accessed by: Loft Hatch to the landing (no Ladder)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Please ask for the Material Information held for this property, or follow the link here :  
<https://moverly.com/sale/CPycPB69cL8ih6qfA91okR/view>

### What3Words

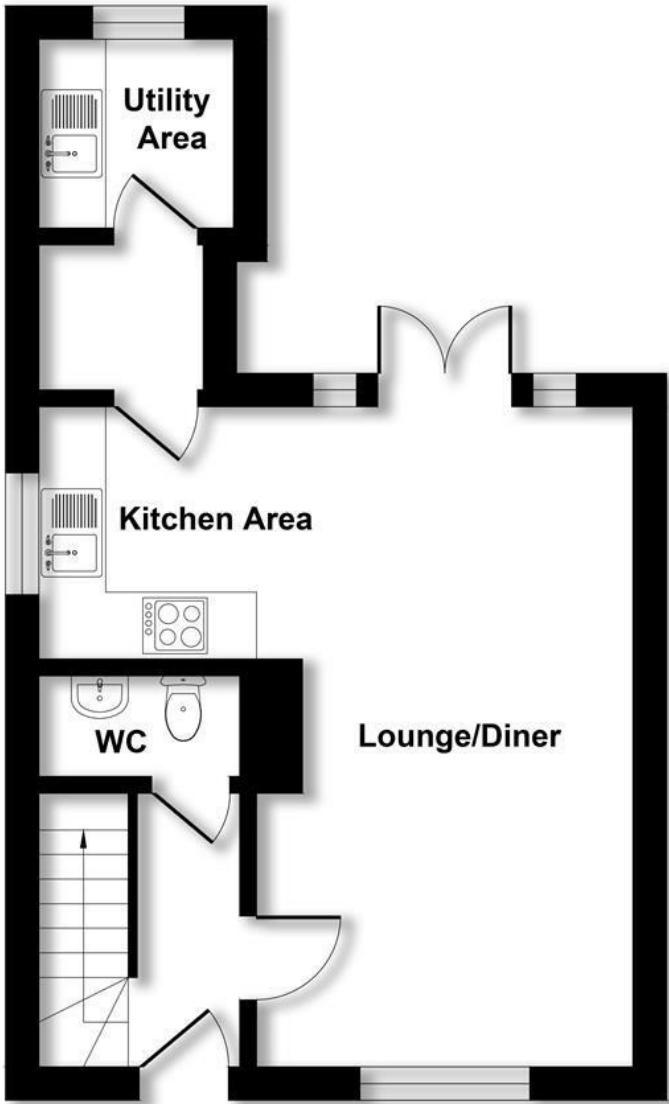
#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but

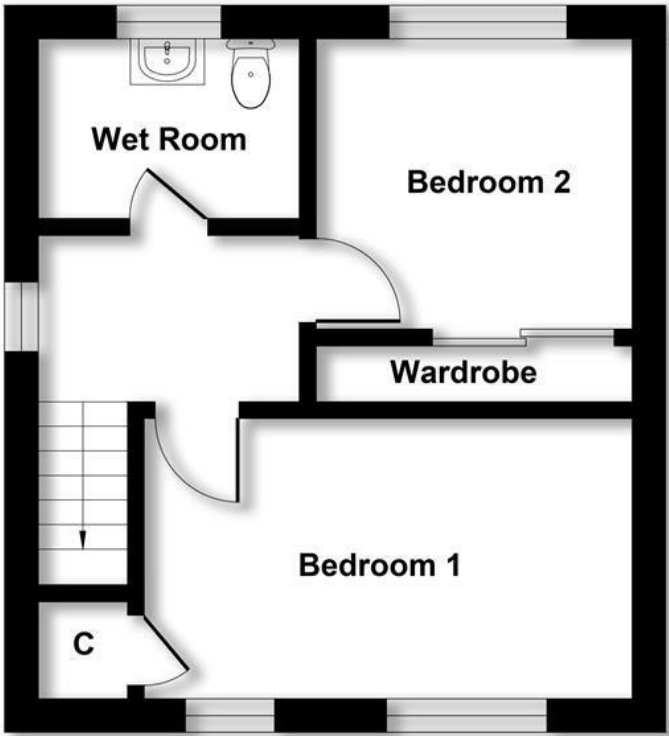


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

# 91 Holt Lane



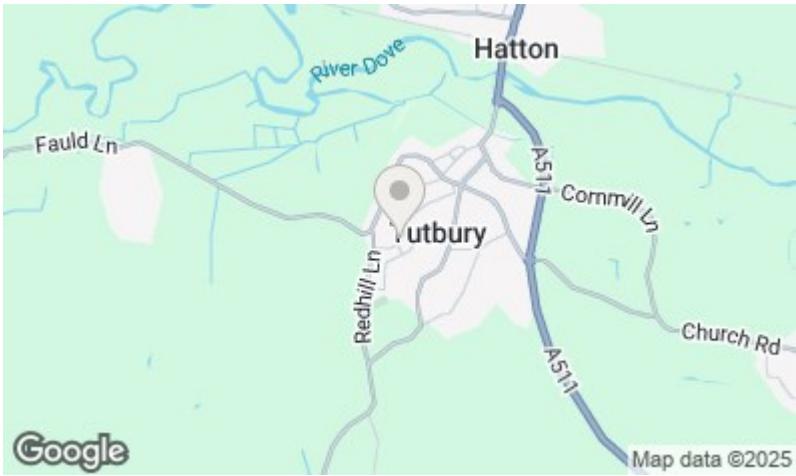
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

SCOFFIELD  
STONE  
estate agents



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 88        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



**Hilton Office**  
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