

2 Laburnum Grove, Tutbury, DE13 9GY

£1,345 PCM





ABODE are pleased to offer for the first time this ex-military semi-detached family home impressively combines modern conveniences with classic charm. Upon entry, you are greeted by a warm and inviting entrance hallway, complete with central heating and double glazing. The L-shaped Lounge/Dining room, boasting a wood-burning stove, is the perfect space to unwind and relax after a long day, whilst the fitted kitchen with integrated appliances provides a functional and practical space to prepare meals for family and friends.

The property also boasts a versatile study/bedroom four and elegant family bathroom, which creates a sense of luxury within this charming home. As you make your way to the first floor, you will find three bedrooms, as well as a nursery and a separate wc.

In addition to the comfortable and refined accommodation within this property, there is also an impressive gated entry driveway, leading to an enclosed garden, providing ample space for outdoor entertainment and enjoyment. There is also a utility area to the external of the property. The village of Fauld, located on the outskirts of the historic village of Tutbury, provides easy commuter links to the A50, as well as easy access to an array of local amenities.

Call ABODE to arrange your viewing!

ENTRANCE HALLWAY

With UPVC double glazed front door, built in storage cupboard, radiator and doors leading off to:-

LOUNGE/DINING ROOM

20'3" x 15'9" (6.17 x 4.8)

With two UPVC double glazed windows to the front elevation, radiator, the focal point of the room being a multi fuel log burner and exposed beam, UPVC French patio doors leading out to garden and archway to kitchen.

KITCHEN

11'3" x 8'3" (3.43 x 2.51)

Fitted with a range of base cupboards and drawers with matching eye level units and wine rack, preparation roll edge work surfaces, integrated dishwasher, fridge/freezer, electric hob, oven with extractor hood, sink and drainer and UPVC double glazed window to the front elevation.

STUDY/BEDROOM

9'3" x 7'9" (2.82 x 2.36)

With a UPVC double glazed window to the utility, exposed brickwork and radiator.

BATHROOM

Fitted with a white suite comprising of wc, pedestal wash hand basin, panelled bath with chrome fitting, shower over with shower screen, tiled flooring, chrome towel rail and spotlights.

FIRST FLOOR LANDING

Fitted with useful cupboard, radiator, double glazed skylight and doors leading off to:-

MASTER BEDROOM

15'9" x 9'3" (4.8 x 2.82)

With UPVC double glazed window to the side elevation, fitted wardrobe and radiator. (Please note: -There is restricted roof height in places)





WC

Fitted a white suite comprising wc, corner wash hand basin, radiator and double glazed velux style window.

BEDROOM TWO

11'6" x 7'9" (3.51 x 2.36)

With double glazed velux style window and radiator. (Please note: -There is restricted roof height in places)

BEDROOM THREE

9'9" x 8'9" (2.97 x 2.67)

With double glazed velux style window and radiator. (Please note: -There is restricted roof height in places)

NURSERY

With double glazed velux style window and radiator. (Please note: -There is restricted roof height in places)

OUTSIDE

The property has a driveway leading to a detached double garage with an enclosed garden mainly laid to lawn with corner beds & borders, side hard standing.

UTILITY AREA

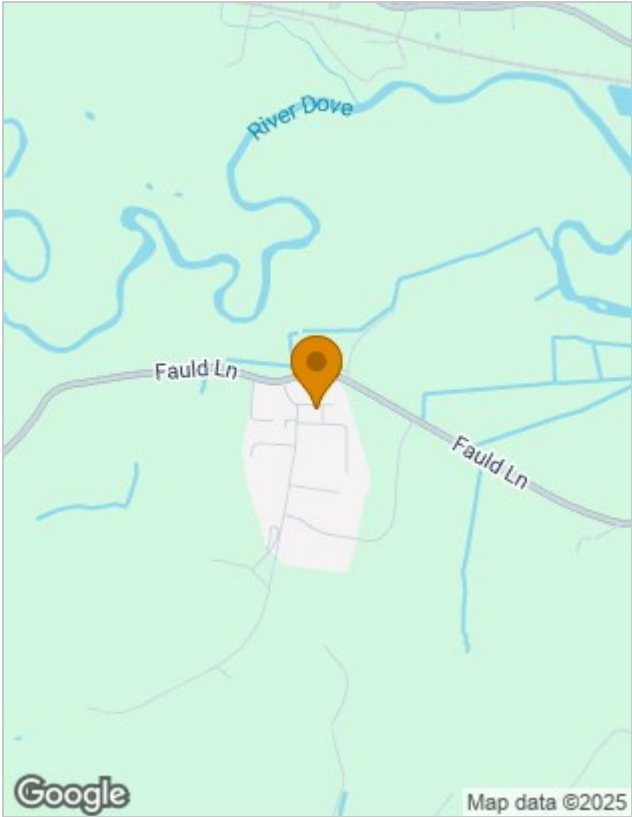




Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

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