



Sandown House
Stanton

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Lovett&Co. Estate Agents are please to offer this rare opportunity to acquire a large three bedroom detached family home situated in a rural location on around 1 and a half acres of land.

The property briefly comprises: entrance hallway leading to the large boot room, an open plan kitchen-diner/sitting room, lounge, large conservatory, studio/office, garage store, open landing space, three bedrooms and a modern fitted family shower room.

With stunning views over the surrounding countryside, externally the property offers: ample parking on the private driveway to the front as well as substantial gardens surrounding the property with a dedicated landscaped garden area which collects the sun all day long, and extended lawn with small summer house to the rear, wood store, and paddock currently occupied by farm animals with a number of outbuilding and sheds. In total the plot is approximately 1.5 acres.

Service to the property include mains water and electricity and there is an oil tank to store fuel for heating and hot water, provided by a oil fuel boiler around 6 years old.

It is situated in the Stanton, just a short drive from both Burton and Swadlincote, both having a number of amenities including shopping centres, parks, leisure centres, cinema and supermarkets as well as the dry ski slope in Swadlincote. Commuter links include access to the A38 linking the midlands motor way network and train station at Burton. Stanton itself has a number of local convenience stores and public houses.

ENTRANCE HALL:

Composite entrance door, light point, wooden flooring, door to the the boot room.

BOOT ROOM:

10' 4" x 13' 9" (3.15m x 4.20m)

Large boot room with fitted wooden cabinets, coat hanging and boot storage areas, tiled flooring, ceiling light point, extractor fan, doors to the studio/office, kitchen-diner/sitting room and the rear garden.

STUDIO/OFFICE:

8' 10" x 13' 9" (2.70m x 4.20m)

Laminate flooring, ceiling light point, radiator, windows to rear, ideal for use as a home office, hobby room, gym studio etc.

KITCHEN-DINER/SITTING ROOM:

12' 2" x 22' 0" (3.70m x 6.70m)

KITCHEN; Range of matching farmhouse style wall and base units incorporating cabinets, drawers and granite work surfaces, inset Belfast sink with mono tap, range cooker, integrated fridge and freezer, dishwasher, window and stable door to the rear garden, opening to the small utility area leading to the WC. DINER-SITTING AREA; Versatile living space which can be used as either a dining space or sitting area. It features; feature fireplace with log burner, wooden flooring, ceiling light points, radiator, window to the front and doors to the hallway and boot room.

INNER HALLWAY:

Wooden flooring, ceiling light point, radiator, under stairs store cupboard, carpeted stairs to the first floor, window to the front, doors to the lounge and conservatory.

LOUNGE:

12' 0" x 13' 9" (3.65m x 4.20m)

Feature fireplace with fitted log burner, carpeted flooring, ceiling light points, radiator, window to the side, French doors to the garden and conservatory.

CONSERVATORY:

11' 10" x 16' 9" (3.60m x 5.10m)

Large versatile living space with a fully insulated roof, perfect for use as both a sitting room and diner, spot lights, carpeted flooring, radiator, windows overlooking the surrounding gardens and French doors to the front.

DOWNSTAIRS WC:

White suite comprising: low level WC, corner cabinet wash hand basin, tiled flooring, heated towel rail and light point.

OPEN FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, windows to the front, doors off to three bedrooms, family bathroom and access to the loft space.

MASTER BEDROOM:

12' 0" x 18' 4" (3.66m x 5.60m)

Carpeted flooring, radiator, ceiling light point, windows to rear with open views of countryside and bay window to the front.

BEDROOM TWO:

12' 0" x 12' 6" (3.66m x 3.80m)

Carpeted flooring, ceiling light point, radiator and window to the front.





BEDROOM THREE:

9' 1" x 9' 0" (2.76m x 2.75m)
 Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY SHOWER ROOM:

9' 3" x 5' 10" (2.81m x 1.78m)
 Modern fitted white suite comprising: walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, towel rail, ceiling spot lights and windows to the rear.

GARAGE STORE:

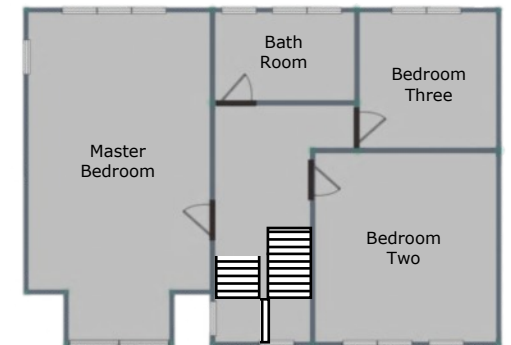
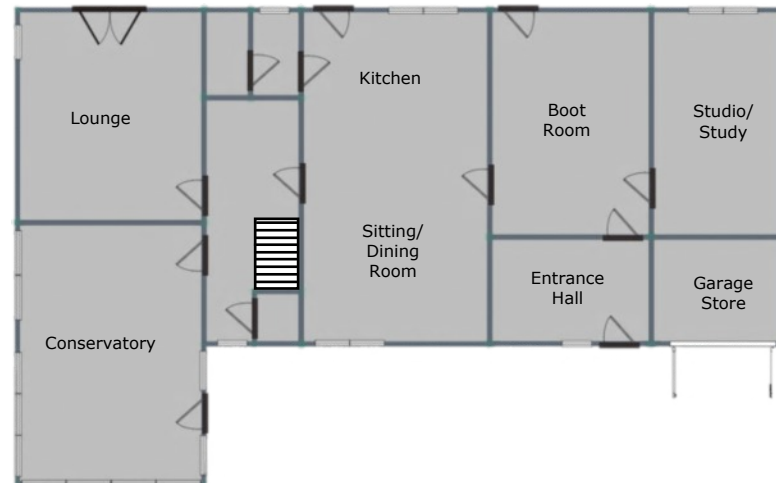
8' 10" x 5' 3" (2.69m x 1.61m)
 Split wooden entrance doors, light and electric points.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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