



## The Gatehouse, Longcroft Lane, Yoxall, Burton-On-Trent, DE13 8NT

**£1,750 Per Calendar Month**



Situated in a delightful countryside location, with far reaching views over farmland, this is a well appointed four bedroom detached property which benefits from oil fired central heating and delightful gardens including a driveway and garage.





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The current landlords have spent considerable time and effort in the presentation of this superb home which in brief comprises an entrance hall with staircase leading to the first floor, lounge with inset log burning stove and dining room overlooking the garden. The ground floor benefits further from a well equipped kitchen with dishwasher and oven and there is a utility room with access to the rear and ground floor shower room. To the first floor the property benefits from four good sized bedrooms, the master bedroom with en-suite and the fourth adapted for use as an office. Family Bathroom.

Outside the property benefits from being set within a generous plot which must be seen to be fully appreciated. A large driveway with car standing for several vehicles is complemented by a detached single garage and the gardens run to the front, sides and rear of the house which are delightful and consist of lawns, borders and trees.

The house benefits from being in a semi rural location, with delightful views and is within easy reach of both Lichfield and Burton on Trent.

This superb family house can be viewed through the offices of Boxall Brown and Jones.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, quality Wood flooring running through the ground floor of the property, radiator and useful under stairs storage.

### LOUNGE

12'7" x 16'10" (3.84m x 5.13m)

With double glazed window to the front elevation, double glazed window to the side elevation and inset log burning stove complemented by a radiator. Open plan access to:

### DINING ROOM

9'2" x 19'3" (2.79m x 5.87m)

With double glazed French doors to the garden, double glazed window and two radiators.

### DINING KITCHEN

16'10" x 9'8" (5.13m x 2.95m)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and an oven, hob and extractor. The kitchen has a stainless steel sink unit beneath a double glazed window overlooking the side elevation and there is a dishwasher,

floor mounted oil fired boiler and radiator. The room has ample space for a dining table , complementary tiling and access to:

### UTILITY ROOM

9'8" x 4'8" (2.95m x 1.42m)

A particularly useful room with double glazed door to the side elevation and plumbing for a washing machine.

### SHOWER ROOM

With low level WC, wash hand basin, shower cubicle with glazed screen and frosted double glazed window.

### TO THE FIRST FLOOR

### LANDING

With large storage cupboard.

### BEDROOM ONE

14'4" x 12'7" (4.37m x 3.84m)

With two double glazed windows, radiator and fitted wardrobe. Access to:

### EN-SUITE

With low level WC, wash hand basin and

shower cubicle with glazed screen, heated towel rail and Velux style window.

### BEDROOM TWO

14'6" x 9'5" (4.42m x 2.87m)

With double glazed window, radiator, storage cupboard and access to the loft.

### BEDROOM THREE

12'3" x 9'7" (3.73m x 2.92m)

With double glazed window, radiator and fitted wardrobe.

### BEDROOM FOUR

6'11" x 8'7" (2.11m x 2.62m)

This room has been adapted to be used as an office with useful open shelving, double glazed window and radiator.

### BATHROOM

9'1" x 4'10" (2.77m x 1.47m)

With a low level WC, wash hand basin, central bath with mixer tap, complementary tiling and heated towel rail.





## OUTSIDE

Outside the property benefits from being set with a generous plot which is a particular feature of the house. The property is approached by a large driveway with car standing for several vehicles leading to a detached garage. The property is then surround by large gardens which are mainly lawned with a range of well stocked borders and mature trees. To one side of the house there is a log store and bin storage area.

## PLEASE NOTE

Prospective tenants should not that property boasts oil fired central heating and drainage is via a septic tank. Tenants should also be aware that the property is adjacent to a working farm and storage units.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be

required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for



guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

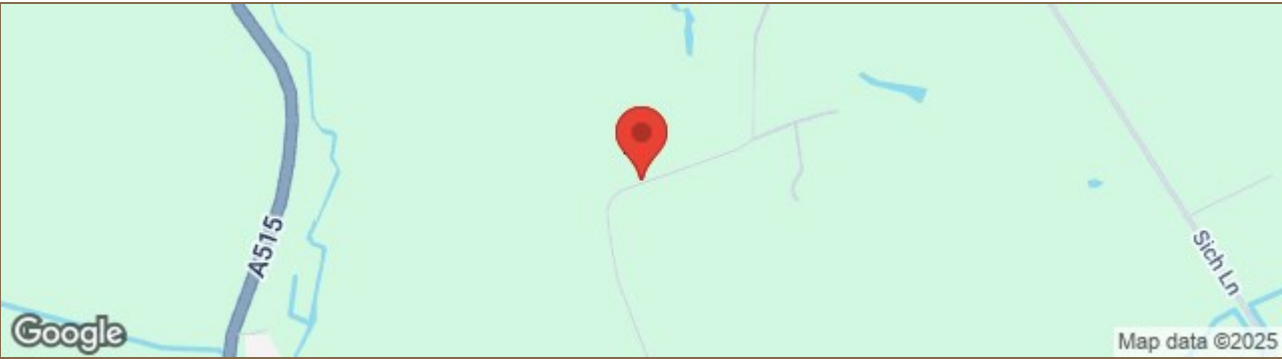
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

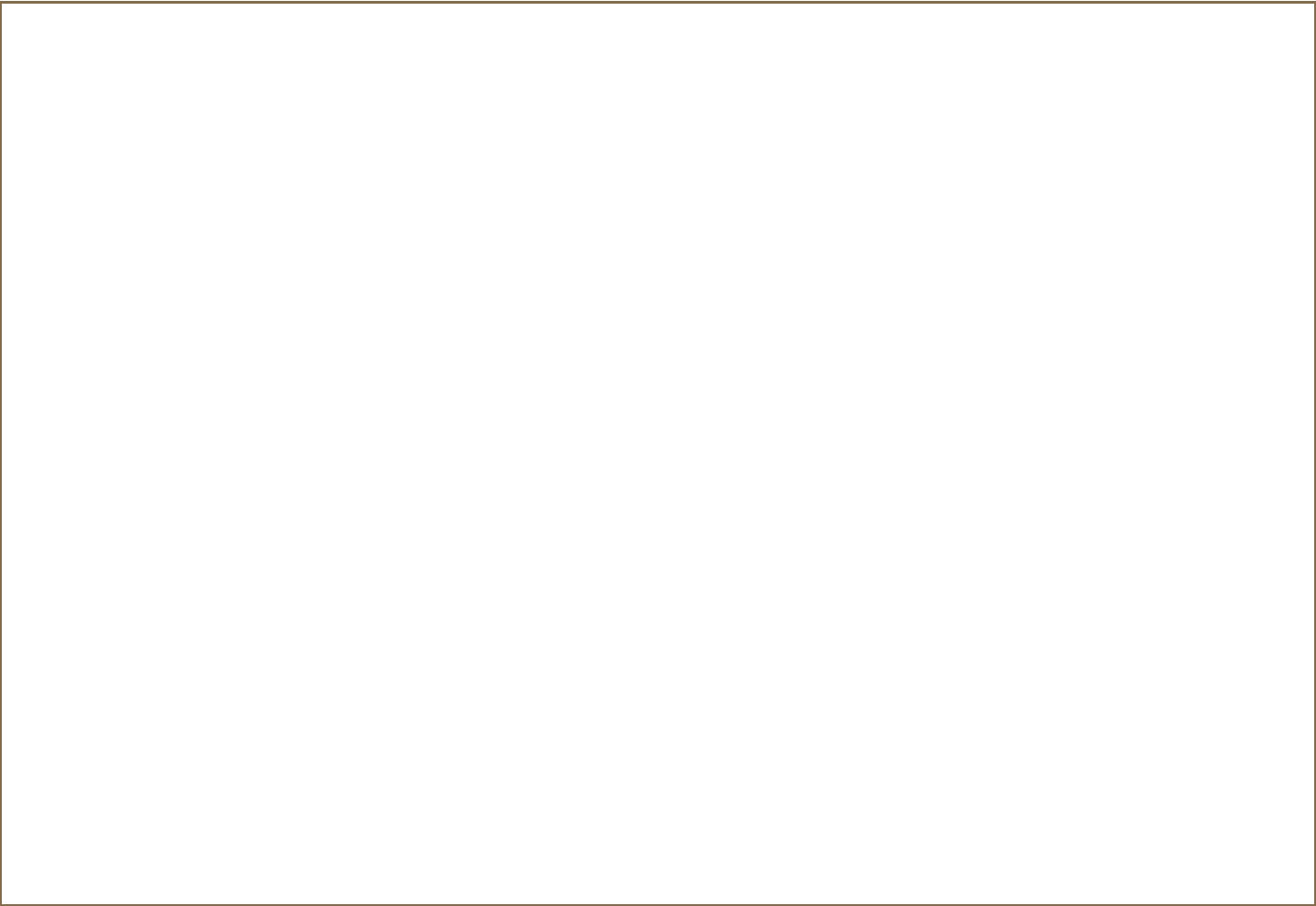




## Road Map



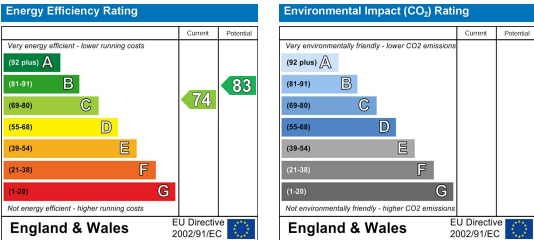
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but 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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)