



Mear Greaves Lane, Burton-On-Trent, DE15 0DY

£250,000

Nicholas
Humphreys

Mear Greaves Lane, Burton-On-Trent

A unique extended family residence offering substantial accommodation for the growing family, located within "Old Winshill", this property has been extended on the side aspect to create a home of generous square footage.

The home in brief offers a reception hallway, front aspect lounge (22'7 x 10'10), additional sitting room with French patio doors onto the garden, separate formal dining room leading to the fitted kitchen and ground floor bathroom.

The first floor has a generous landing area with master bedroom suite with dressing room and en-suite bathroom. There are three further double bedrooms concluding the first floor accommodation.

Outside the home is positioned within an elevated location with front garden and rear driveway with shared access up to private block paved parking, and the enclosed patio style garden. The home has double glazing and gas central heating supplied by a gas fired combination boiler. An ideal family home with its substantial accommodation of generous proportions, viewing is essential to fully appreciate all the home has to offer.



The Accommodation

Opening with a side door to the reception hallway with stairs rising to the first floor accommodation and door to the front aspect lounge (currently being used as a bedroom) with a feature fire place and windows overlooking the front and side elevations. The additional sitting room, an extension to the original building has French patio doors onto the garden, laminate floor and window to the side aspect.

There's a separate formal dining room with feature fireplace, parquet floor, under-stair storage cupboard and open access to the fitted kitchen and ground floor bathroom. The kitchen has a selection of white fronted units, glass display cabinets with window and door to the rear garden and a floor mounted gas fired combination boiler. The ground floor bathroom has WC, hand wash basin and bath with shower above.

The first floor has a generous landing area with master bedroom suite with high vaulted ceiling, dressing room with built in wardrobe and en-suite bathroom offering corner bath, WC, hand wash basin and shower enclosure. There are three further double bedrooms concluding the first floor accommodation.

Outside the home is positioned within an elevated location with front garden and rear driveway with shared access up to private block paved parking within the plot, and the enclosed patio style garden offering a good degree of privacy.

Hallway

Lounge

6.88m x 3.30m (22'7 x 10'10)

Sitting Room

3.71m x 2.90m (12'2 x 9'6)

Formal Dining Room

3.78m x 3.71m (12'5 x 12'2)

Kitchen

4.22m x 2.24m (13'10 x 7'4)

Ground Floor Bathroom

2.84m x 1.78m (9'4 x 5'10)

First Floor

Master Bedroom

4.06m x 2.84m (13'4 x 9'4)

Dressing Room

En-suite Bathroom

2.79m x 1.96m (9'2 x 6'5)

Bedroom

3.71m x 2.82m (12'2 x 9'3)

Bedroom

3.38m x 2.31m (11'1 x 7'7)

Bedroom

3.53m x 2.26m (11'7 x 7'5)

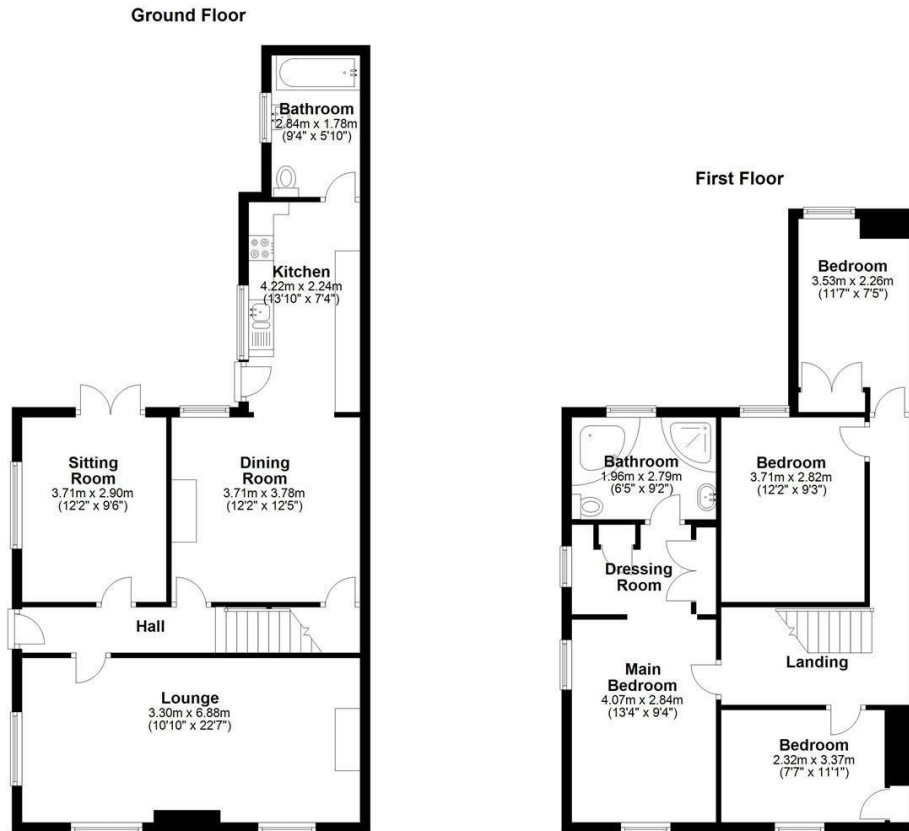
Front & Rear Garden

Shared Access To Rear Driveway

Draft details awaiting vendor approval and subject to change







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Council Tax Band B
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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