



King Lane,, Burton-On-Trent, DE13 9ER

Asking Price £335,000

**Nicholas
Humphreys**

As you enter the property into the large Entrance Hall you first come to the Lounge on the front aspect with an attractive bay window, the Guest Cloakroom is set opposite the useful coats cupboard, before entering the open plan living dining kitchen.

The open plan Living Dining Kitchen is the hub of the home and is guaranteed to impress, overlooking the accessible rear garden via French patio doors set within the walk-in bay with multiple large windows. The modern kitchen has a wide selection of fitted units, and a comprehensive range of built-in appliances. The kitchen flows into the dining space which is an ideal spot for entertaining with friends and family and space for, a soft furnishings area. There is also a Utility Room with good storage and room for a washing machine and dryer.

The first floor provides Four Double Bedrooms with a Master En-suite Shower Room. The Family Bathroom provides a four piece suite complete with separate bath, large shower cubicle, basin and WC.

Outside to the front is the driveway for numerous cars with access to the integral single garage. Side gate leads to the rear garden with with lawn, patio and fenced boundaries.

Viewing by strict prior appointment.



The Accommodation

Reception Hallway

With Coats cupboard and stairs rising to the first floor.

Guest Cloakroom

Fitted with WC and hand wash basin.

Lounge

5.36m max x 3.28m max (17'7 max x 10'9 max)

Positioned on the front aspect with feature fire place and walk-in bay window.

Living Kitchen Diner

2.97m max x 4.14m max (9'9 max x 13'7 max)

Open plan fitted kitchen diner with a comprehensive range of fitted units incorporating built-in oven and five ring gas hob with extractor chimney hood above, concealed dishwasher & fridge freezer, walk-in bay window with French patio doors onto the rear garden.

Utility Room

2.31m x 2.29m (7'7 x 7'6)

A utility room offering further fitted units, concealed gas fired combi boiler, door to the rear garden and freestanding spaces for washing machine and dryer.

Master Bedroom

5.21m max into recess x 5.69m max (17'1 max into recess x 18'8 max)

Located on the front aspect with ample space for wardrobes and door to the en-suite.

En-suite Shower Room

Offering a white shower room suite with WC, hand wash basin and double shower enclosure with complimentary heated towel rail.

Bedroom Two

4.14m max x 3.07m max (13'7 max x 10'1 max)

Also positioned on the front aspect this generous second bedroom.

Bedroom Three

3.53m max x 3.51m (11'7 max x 11'6)

A further double bedroom overlooking the rear garden.

Bedroom Four

4.06m max into recess x 3.15m max (13'4 max into recess x 10'4 max)

The fourth bedroom also offering a double bedroom space within the home.

Bathroom

A generous bathroom with a four piece bathroom suite offering; WC, hand wash basin, bath and shower enclosure.

Outside

The home has a double width driveway for two cars and a single integral garage, side gate to the rear garden.

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band E

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites: www.gov.uk/government/organisations/environment-agency

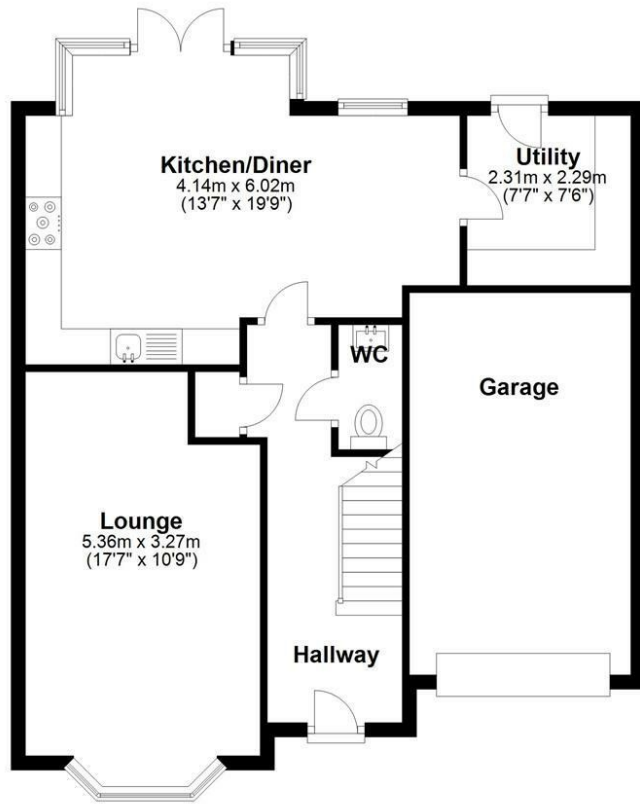
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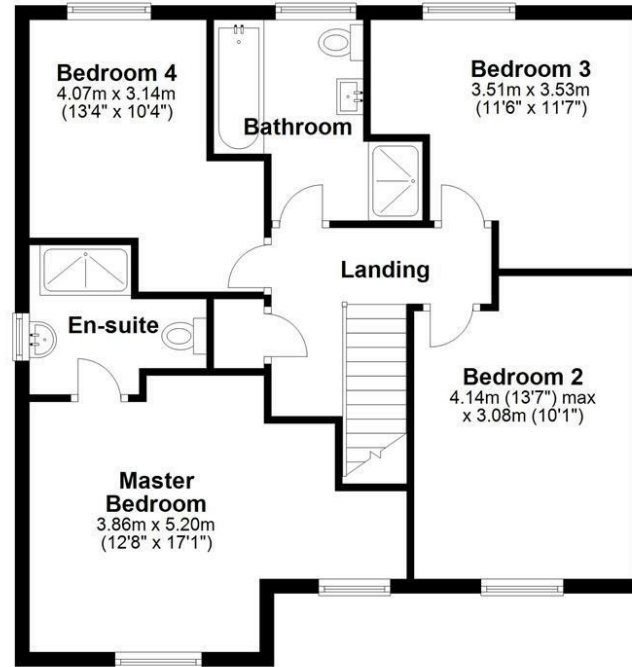




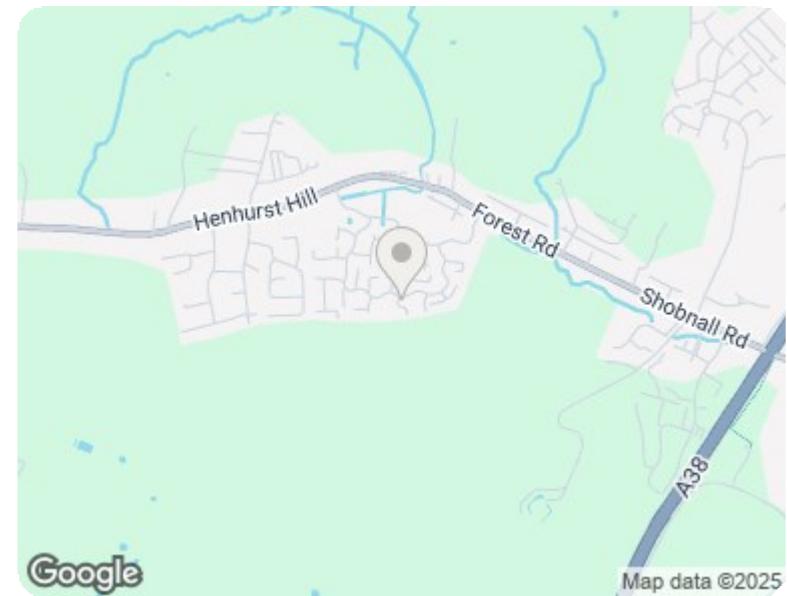
Ground Floor

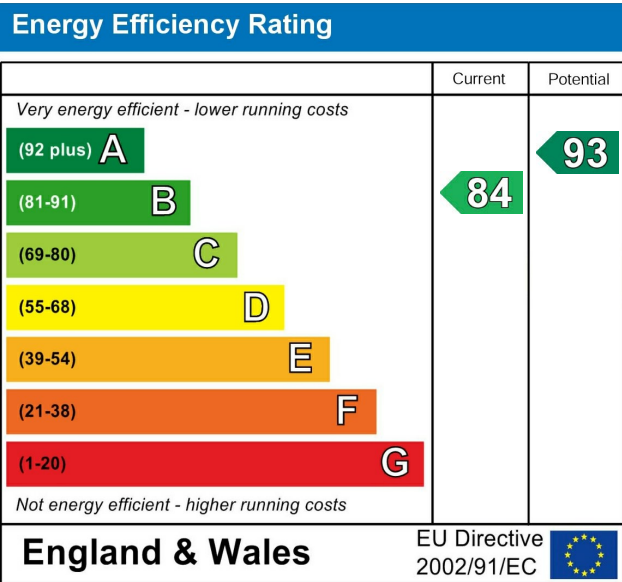


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.





Council Tax Band E

Freehold

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective License Areas. The Council’s Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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