



Hollow Lane, Burton-On-Trent, DE15 0DR

£240,000

Nicholas
Humphreys

Hollow Lane, Burton-On-Trent

This detached property on Hollow Lane, Winshill, Burton-on-Trent, offers spacious accommodation and is ideally located in a desirable residential area. The home features UPVC double glazing and gas central heating throughout, with no upper chain and immediate vacant possession.

The accommodation begins with a reception porch, leading to a generous reception hallway. The lounge, positioned at the front of the property overlooking the surrounding gardens, open access from the lounge leads to the separate dining room, which boasts a feature stained glass UPVC double-glazed window to the front elevation. The kitchen is fitted with a range of base cupboards complete with a built-in hob and extractor hood. and door providing access to the covered carport. The rear of the property accommodates two double bedrooms and the bathroom with a four-piece bathroom suite.

Situated on a corner plot in an elevated position, the property includes front lawn gardens, a driveway providing off-road parking for several vehicles, and gated access to a covered carport and single garage and gated to the low-maintenance rear garden. Viewings are strictly by appointment only.



The Accommodation

This detached property on Hollow Lane, Winshill, offers spacious accommodation and is ideally located in a desirable residential area. The home features UPVC double glazing and gas central heating throughout, with no upper chain and immediate vacant possession.

The accommodation begins with UPVC double-glazed sliding patio doors opening into a reception porch, leading to a generous reception hallway. The lounge, positioned at the front of the property, features UPVC double-glazed windows to the side and front aspects, overlooking the surrounding gardens. Open access from the lounge leads to the separate dining room, which boasts a feature stained glass UPVC double-glazed window to the front elevation, wood-effect flooring, and a door through to the kitchen.

The kitchen is fitted with a range of base cupboards, drawers, and high-level wall units, complete with a built-in hob and extractor hood. There is space for freestanding appliances, a wall-mounted gas-fired combi boiler, and a UPVC door providing access to the covered carport.

The rear of the property accommodates two double bedrooms, with the master featuring built-in triple wardrobes and views over the enclosed rear garden. The bathroom comprises a four-piece suite, including a WC, hand wash basin, enamelled bath, and shower enclosure.

Situated on a corner plot in an elevated position, the property includes front lawn gardens, a driveway providing off-road parking for several vehicles, and gated access to a covered carport and single garage with an electric roller door. The low-maintenance rear garden features a paved patio and a garden shed.

Located in Old Winshill, close to farmland and scenic rural walks, this property offers a peaceful yet convenient location near Burton-on-Trent. Viewings are strictly by appointment only.

Porch & Hallway

Lounge

5.26m x 3.63m (17'3 x 11'11)

Dining Room

3.00m x 2.84m (9'10 x 9'4)

Kitchen

3.00m x 2.24m (9'10 x 7'4)

Bedroom One

3.73m max x 2.97m (12'3 max x 9'9)

Bedroom Two

2.97m x 2.92m (9'9 x 9'7)

Bathroom

2.74m x 1.75m (9'0 x 5'9)

Garage

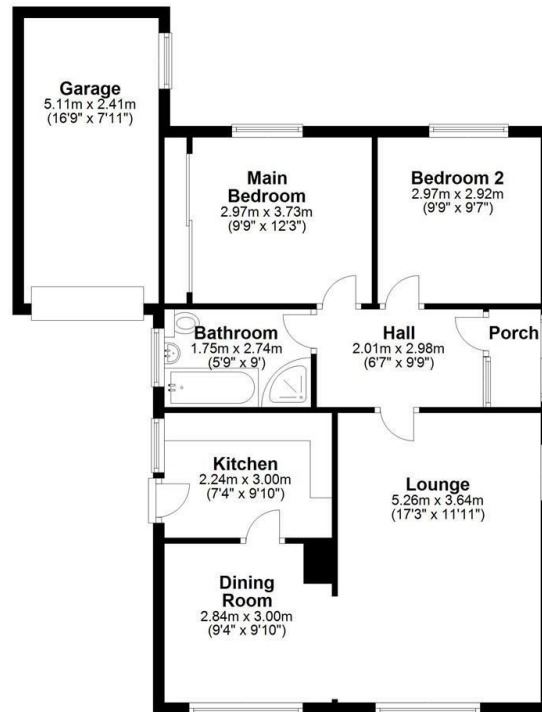
5.11m x 2.41m (16'9 x 7'11)

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 C
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
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





Ground 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 C

Freehold

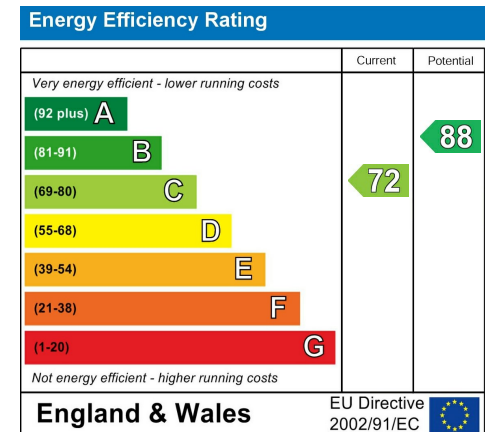
Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to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