



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

Nicholas
Humphreys

£237,500

**** Three Storey Home ** End Of Cul De Sac ** Landscaped Garden ** Video Tour ****

A modern three-storey end townhouse in a popular cul-de-sac, offering spacious family accommodation. The ground floor includes a bay-fronted lounge, guest cloakroom and open-plan dining kitchen with integrated appliances and French doors to the garden.

The first floor has two double bedrooms and a family bathroom, while the top floor is dedicated to the master bedroom suite with built-in wardrobes and en suite shower room. Outside is a double-width driveway and a landscaped rear garden with patio and artificial lawn. Conveniently located for Burton town centre and nearby villages.



The Accommodation

A modern three-storey end townhouse residence, occupying a desirable cul-de-sac position in a popular residential location. Set back from the road with a double-width driveway to the front, this well-presented home combines stylish interiors with versatile accommodation, ideal for the growing family.

A front entrance door opens into a welcoming reception hallway with access to a guest cloakroom fitted with WC and hand wash basin. The lounge, positioned to the front elevation, features a UPVC double-glazed bay window, attractive laminate flooring and a useful understairs storage cupboard. From the lounge, an inner hallway leads into the impressive open-plan dining kitchen. This contemporary family space is fitted with a wide selection of grey gloss-fronted base and wall units, complemented by integrated appliances including oven, four-ring gas hob with extractor hood above, fridge freezer and dishwasher. A concealed gas-fired combination boiler provides domestic hot water and central heating, whilst the dining area is enhanced by UPVC French patio doors opening directly onto the rear garden.

The first floor provides two double bedrooms, with the larger room enjoying views over the rear garden, and the further double positioned to the front elevation. A fitted family bathroom serves this floor, offering a white three-piece suite comprising WC, hand wash basin and bath, with complementary tiling and UPVC double-glazed window.

A further staircase rises to the top floor, where the spacious master bedroom suite is located. This superb room features a front-facing UPVC double-glazed window, skylight windows to the rear, access to loft space, built-in wardrobes and a private en-suite shower room. The en-suite is fitted with a WC, hand wash basin, double shower enclosure, heated towel rail and complementary tiling.

Externally, the property enjoys a hard-landscaped rear garden with paved patio and artificial lawn, enclosed by fenced boundaries, with side gated access from the driveway. To one side, the property currently adjoins open fields, creating a pleasant outlook.

Conveniently placed for Burton town centre whilst bordering open countryside, the home is within easy reach of nearby villages including Tutbury, Anslow and Tatenhill. The property is UPVC double-glazed and gas centrally heated throughout, and viewing is strongly recommended to fully appreciate the quality and space on offer.

Hallway

Guest Cloakroom

Lounge

4.57m max x 3.66m max (15'0 max x 12'0 max)

Kitchen Diner

4.67m max x 3.15m max (15'4 max x 10'4 max)

First Floor

Bedroom Front

3.66m max x 2.64m (12'0 max x 8'8)

Bedroom Rear

4.11m max 2.64m (13'6 max 8'8)

Bathroom

2.51m x 1.96m (8'3 x 6'5)

Second Floor

Master Bedroom

5.66m into limited head space x 3.45m (18'6" into limited head space x 11'3")
Max measurements into limited head room

En-suite Shower Room

Landscaped Garden

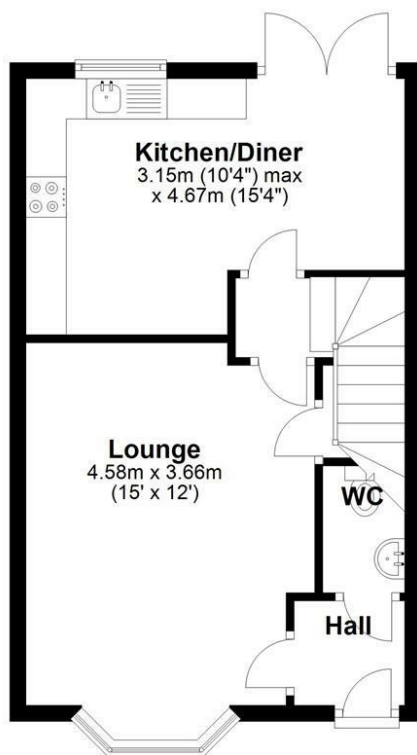
Property construction: Standard
Parking: Drive (off shared access area)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
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Draft details awaiting vendor approval and subject to change



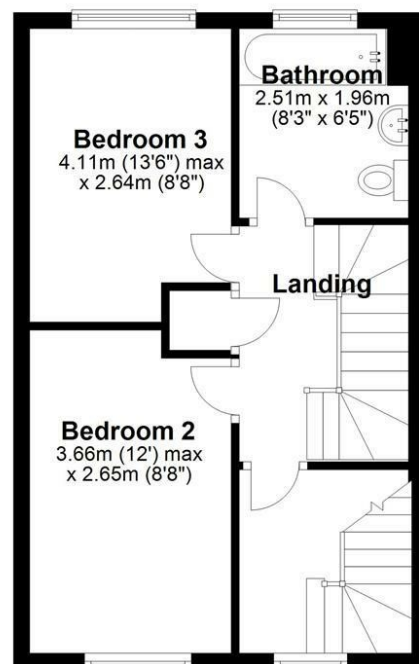




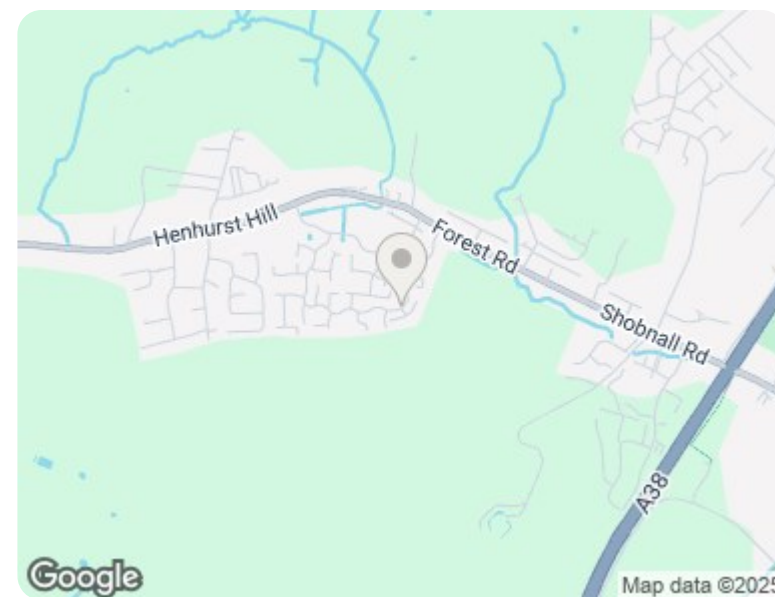
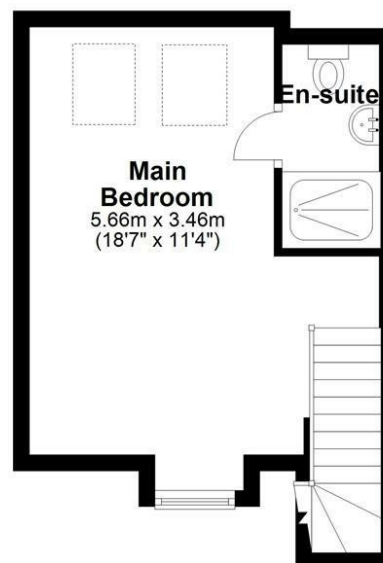
Ground Floor



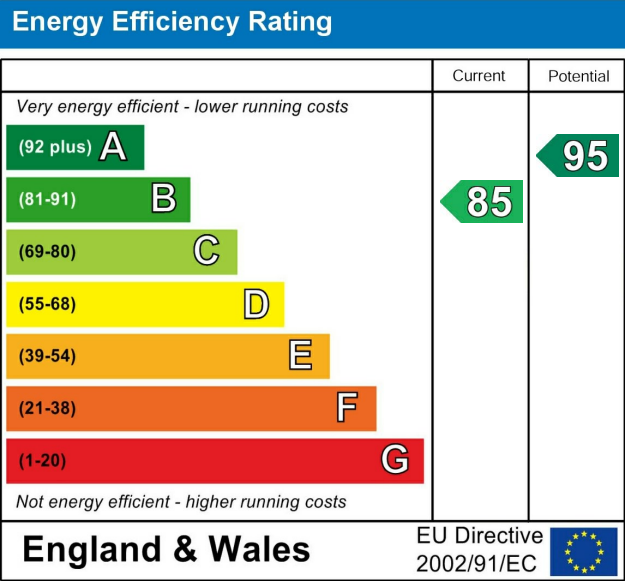
First Floor



Second Floor



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Plan produced using PlanUp.



Council Tax Band D

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.

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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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