



King Lane, Burton-on-Trent



3



2



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Guide price £194,950



Key Features

- 3 Bedrooms
- End Town House
- Modern
- Off Road Parking
- Enclosed Rear Garden
- Sort After Location
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern three bedroomed end town house located on a popular new build development. In brief the accommodation comprises: - kitchen, lounge, guest cloak room, on the first floor a landing leads master bedroom with en-suite, two bedrooms and bathroom. Externally the property offers a fully enclosed rear garden with private access and parking for two cars.

Kitchen/Diner 12'0" x 10'0" (3.7m x 3m)

Fitted with modern units finished in grey with contrasting counter-top. Inset single drainer sink and mixer taps. integrated dishwasher, fridge freezer. Built in oven with four ring hob and and extractor hood over. Tiled floor, space for family dining,pantry/cupboard.

Guest Cloaks

With a wash basin and WC.

Lounge 15'0" x 12'0" (4.6m x 3.7m)

With twin doors and full height windows overlooking the rear garden.

Landing

having a loft hatch and storage cupboard.

Master Bedroom 11'0" x 10'0" (3.4m x 3m)

En-suite

with a tiled shower cubicle, wash basin and WC.

Bedroom Two 8'0" x 8'0" (2.4m x 2.4m)

Bedroom Three 8'0" x 6'0" (2.4m x 1.8m)

Bathroom

White suite comprising a bath with shower attachment and screen, wash basin and a WC.

Outside

To the front is a lawn and pathway with steps leading to the front door. At the end of the row of houses is the double length driveway providing parking for two cars. The rear enclosed garden is mainly laid to lawn with a patio.

Services

All mains services are believed to be connected to the property.

Tenure

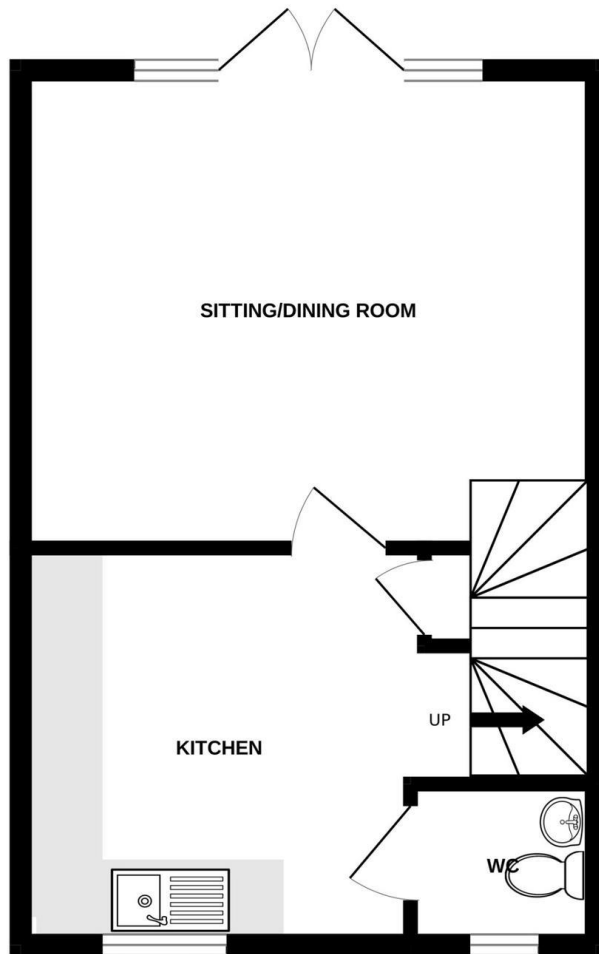
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

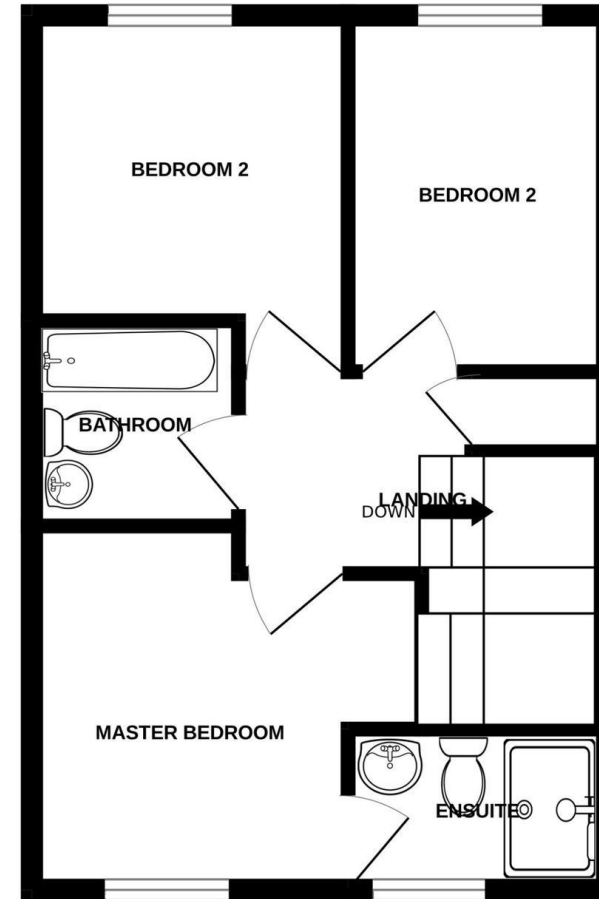
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
354 sq.ft. (32.8 sq.m.) approx.

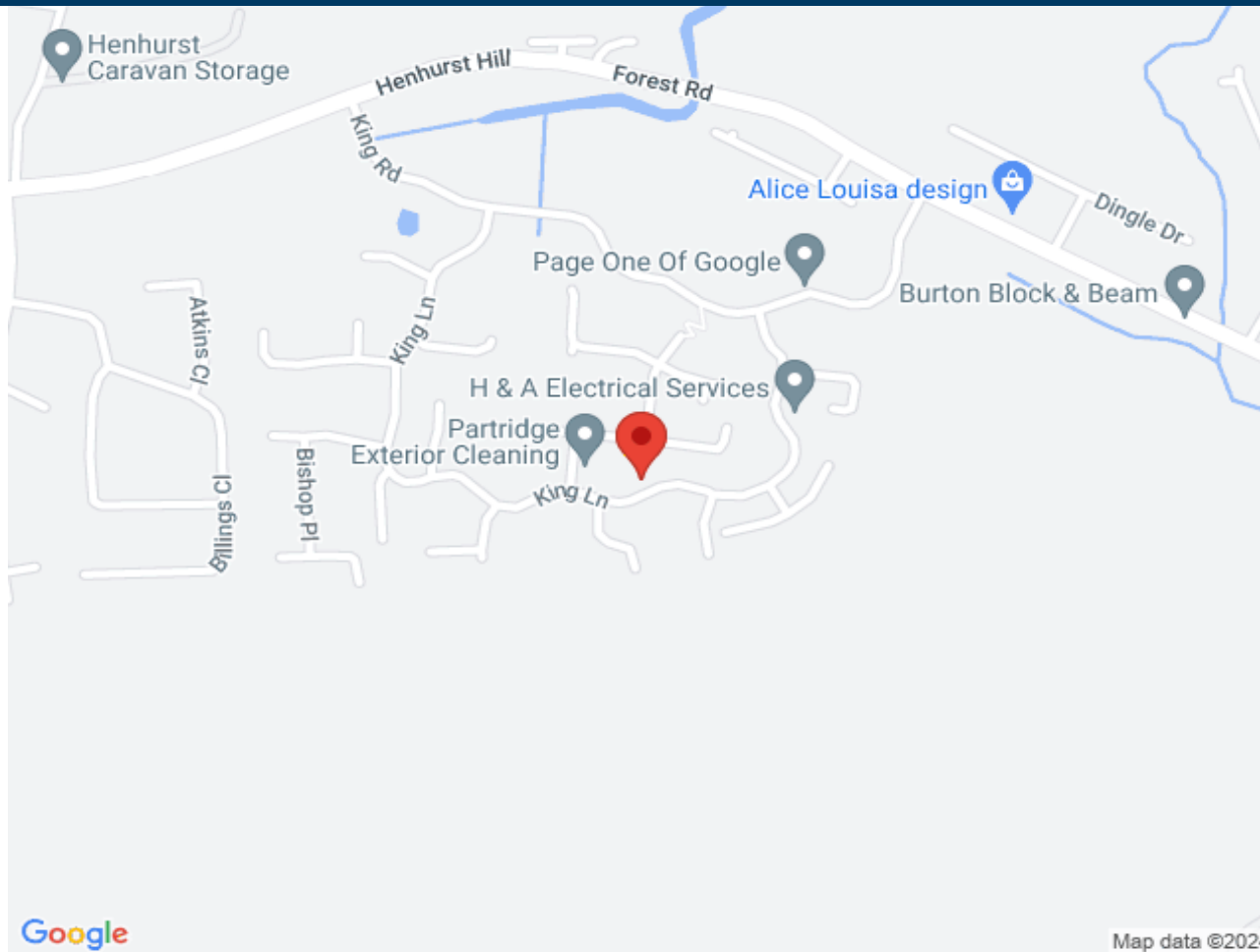


1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

