



Field Lane, Burton-on-Trent



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Guide price £300,000



Key Features

- Well Presented Traditional Family Home
- Well Regarded Residential Location
- Attractive Mature Gardens
- Large Cellar With External Access
- Three Reception Rooms
- Three Bedrooms
- EPC rating E
- Freehold





A well presented detached family home in this sought after residential address on the outskirts of Burton. A significant feature of the property is the commanding southerly aspect to the rear over Burton on Trent. Complemented by well tended established gardens together with a substantial cellar with access from the rear garden, the accommodation in brief comprises: - reception hall, lounge, dining room/living room, kitchen, breakfast room and on the first floor a landing leads to three bedrooms and bathroom. The property also has double glazing and gas fired central heating.

Accommodation In Detail

Entrance door with window opening into:

Reception Hall

having one central heating radiator, wood effect laminate and staircase rising to first floor.

Lounge 3.21m x 3.66m (10'6" x 12'0")

having bay window to front elevation, polished oak wood fireplace and hearth and two central heating radiators.

Dining/Sitting Room 3.6m x 3.95m (11'10" x 13'0")

having one central heating radiator, picture window to rear elevation, pine wood panelling to one wall and chimney breast and open fireplace feature with a quarry tiled hearth.

Kitchen 2m x 3.98m (6'7" x 13'1")

having stainless steel sink and drainer with mixer tap set into a roll edged work top with tiled surrounds, base cupboards and drawers, matching wall mounted cupboards, ample appliance space, wood effect laminate flooring, pine panelling to ceiling, bi-fold part glazed door to hall, further glazed door to breakfast room and wall mounted gas fired boiler.

Breakfast/Dining Room 2.65m x 4.17m (8'8" x 13'8")

having wood effect laminate flooring, picture window to rear elevation, part glazed door to rear and further part glazed door to front.

On The First Floor

Landing

leading to:

Bedroom One 3.65m x 3.94m (12'0" x 12'11")

having one central heating radiator and window to rear elevation.

Bedroom Two 2.78m x 3.22m (9'1" x 10'7")

having one central heating radiator and window to front elevation.

Bedroom Three 2.93m x 2.26m (9'7" x 7'5")

having one central heating radiator and window to front elevation.

Bathroom

having three piece avocado suite comprising bath with electric shower over, wc, wash basin, tiling to walls, one central heating radiator and window to rear elevation.

Outside

To the front of the property there is a driveway providing ample car standing space and gives access to a brick garage. There is a walled fore garden with a variety of established shrubs and gives side access to the breakfast room. To the rear there is a patio area and steps lead down to the garden, the gardens are laid predominantly to lawn with a range of well tended shrubs and established flower borders. From the rear garden there is access to a cellar.

Cellar

Divided into two room.

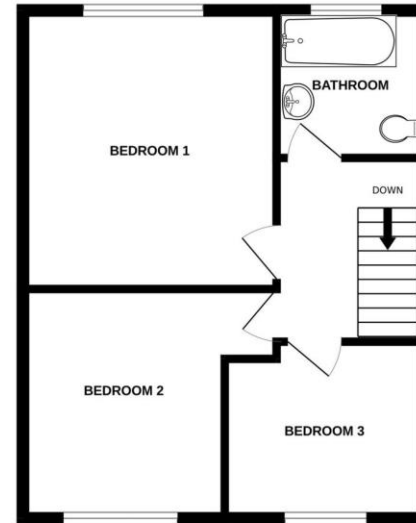
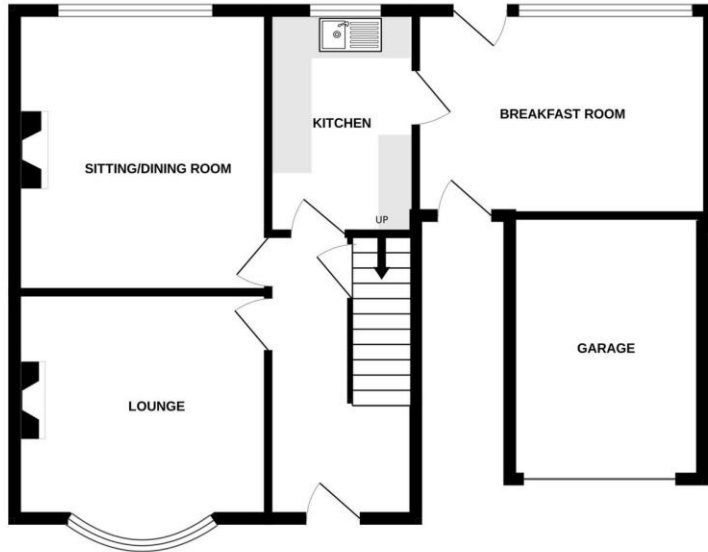
Room One 3.67m x 3.93m (12'0" x 12'11")

Room Two 3.67m x 3.01m (12'0" x 9'11")



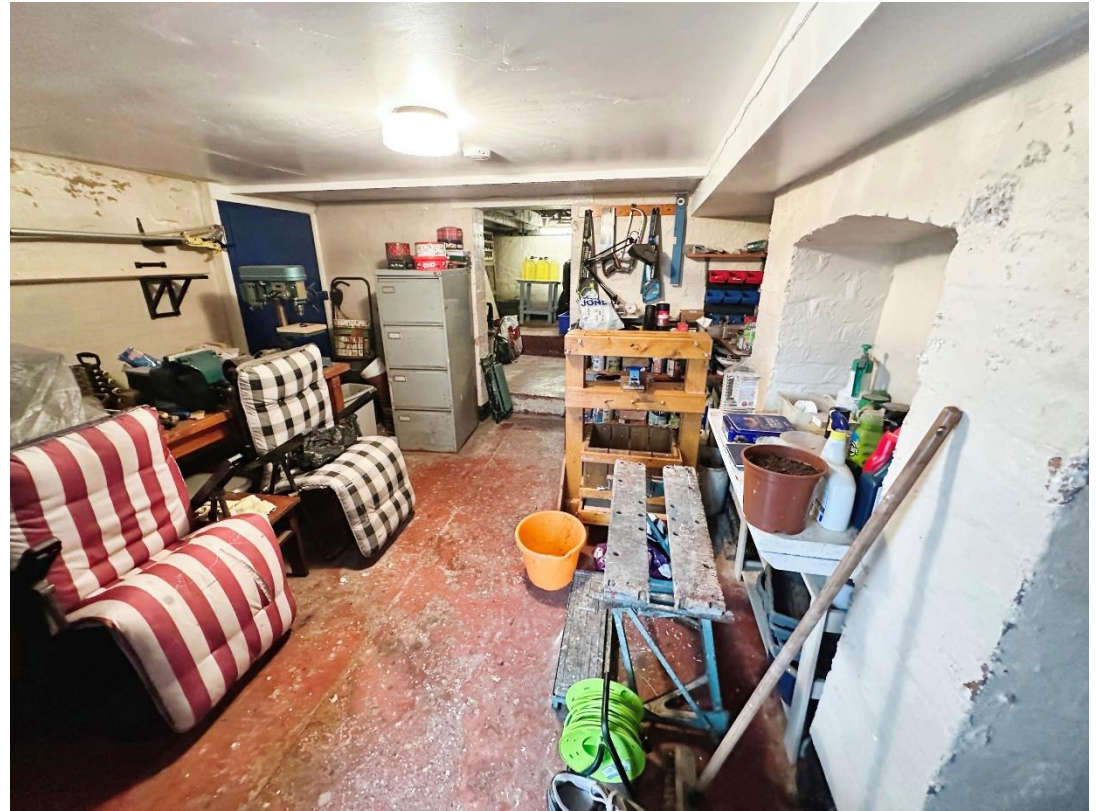
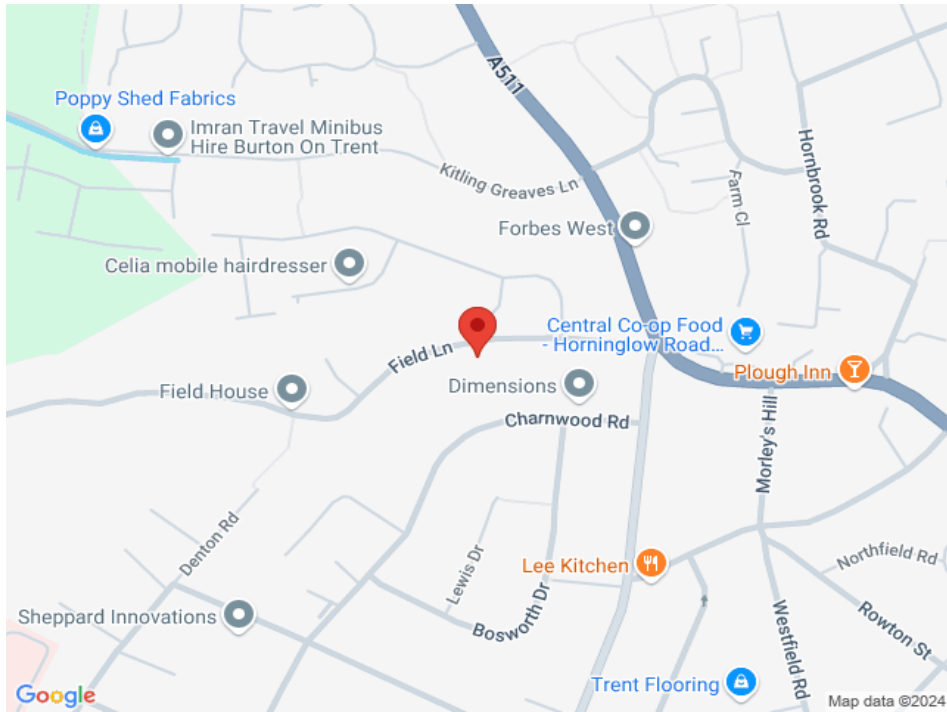
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Services

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

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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

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