



Sales Lane, Winshill, Burton-on-Trent



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£205,000



Key Features

- Link Detached
- Three Bedrooms
- Neutral Decor Throughout
- Tandem Garage & Driveway
- Well Fitted Shower Room
- Good Sized Dining Kitchen
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed link detached property in the parish of Winshill. The property is well maintained and has a neutral decor throughout so would be ideal for any first time buyers or down-sizers. In brief the accommodation comprises: - porch, lounge, dining kitchen and on the first floor a landing leads to three bedrooms and shower room. Externally the property sits within a good sized plot and the frontage provides plenty of off road parking and leading to a tandem length garage and the rear garden is fully enclosed with plenty of seating and space for entertaining.

Accommodation In Detail

Frosted Upvc double glazed door with frosted Upvc side panel leading to:

Porch

having consumer unit for electrics, space for shoes and coats and one central heating radiator.

Lounge 4.54m x 4.4m (14'11" x 14'5")

having staircase rising to first floor, media points, one central heating radiator, Upvc double glazed window to front elevation and bi-fold doors leading to:

Dining Kitchen 5.54m x 3.3m (18'2" x 10'10")

having range of base and wall mounted units, wood effect laminate working surface, stainless steel sink and drainer with chrome taps, space for electric oven, dishwasher and fridge/freezer, tiled splashback, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors leading out to the rear.

On The First Floor

Landing

having access to loft space, built-in storage cupboard housing the gas fired combination boiler and Upvc double glazed window to side elevation.

Master Bedroom 2.65m x 3.92m (8'8" x 12'11")

having built-in double wardrobe, one central heating radiator and large Upvc double glazed window to front elevation.

Bedroom Two 2.65m x 3.3m (8'8" x 10'10")

having built-in wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 1.84m x 2.94m (6'0" x 9'7")

having range of built-in storage units with rails and drawers, one central heating radiator and Upvc double glazed window to front elevation.

Shower Room 1.82m x 1.87m (6'0" x 6'1")

having low level wc, vanity wash basin with chrome mixer tap, large quadrant shower with sliding glass doors and thermostatic and massage shower, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a large tarmac driveway providing parking for up to three vehicles and a good sized fore garden which is mainly laid to lawn. To the rear is a fully enclosed garden which has a great sized patio area for entertaining, raised planter beds and a lawned area.

Garage 2.46m x 7.41m (8'1" x 24'4")

having double wooden doors to front and single wooden glass door to rear.

Services

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

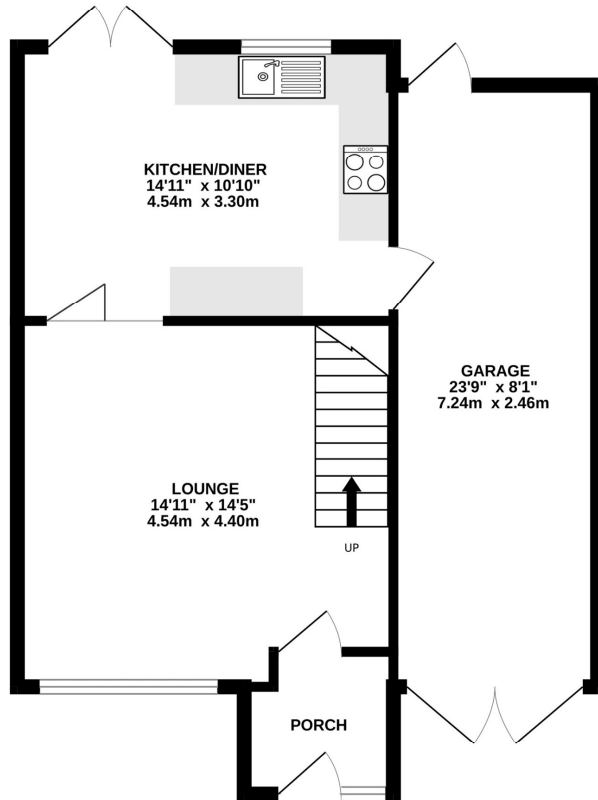
Measurement

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

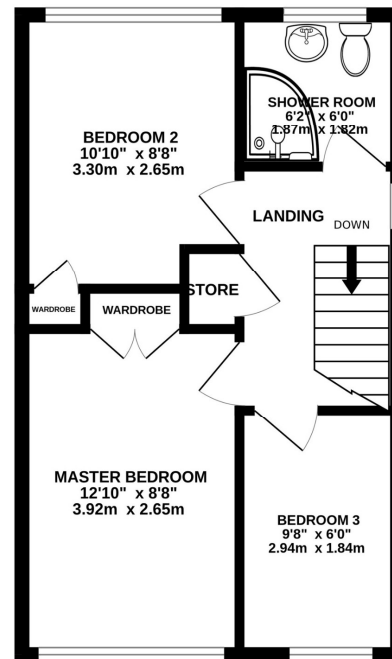
Tenure

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.

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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