



Lionheart Lane, Stretton,
Burton-on-Trent



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£530,000



Key Features

- Stunning Characterful Modern Detached Home
- Situated On A Highly Regarded Select Development
- Four Well Proportioned Bedrooms (Two With En-Suites)
- Three Reception Areas
- Beautifully Appointed Throughout
- Extensive Driveway & Detached Garage
- EPC rating B
- Freehold





Situated upon this highly regarded residential development this Balmoral design Redrow home is just five years old and benefits from an unexpired NHBC warranty. Over the course of the current owners occupation the home has been upscaled and equipped to a beautiful standard throughout. In brief the accommodation comprises: - open canopied entrance, stunning entrance hall with store and guest cloaks off, impressive through lounge with dual aspect windows, large bay windowed second sitting room, superb open plan dining kitchen with a wealth of integrated Smeg appliances, utility room, on the first floor a large landing leads to four well proportioned bedrooms (two having en-suites) and a family bathroom. Outside the property occupies an impressive corner plot position which has been landscaped and designed for ease of maintenance. A double width driveway provides ample parking and leads to a detached double garage. Quite simply a wonderful home.

Accommodation In Detail

Open Canopied Entrance

having period style composite entrance door with obscure leaded arched glazed top light leading to

Impressive Entrance Hall 2.86m x 4.06m (9'5" x 13'4")

having fitted Amtico vinyl flooring, one double central heating radiator, leaded double glazed window to front elevation, fitted smoke alarm, useful understairs storage cupboard, thermostatic control for central heating and staircase rising to first floor with oak handrail and part oak newel posts.

Guest Cloak Room

having low level twin flush push button wc, wall mounted wash basin, fitted dado rail, one central heating radiator, fitted extractor vent and Amtico flooring.

Stunning Sitting Room 3.82m x 6.54m (12'6" x 21'6")

having leaded Upvc double glazed window to front elevation, large Upvc double glazed picture window overlooking the rear garden and two central heating radiators

Second Sitting Room 3.16m x 4.15m (10'5" x 13'7")

having leaded Upvc double glazed walk-in bay window to front elevation, leaded Upvc double glazed window to side elevation and fitted Amtico flooring.

Open Plan Dining Kitchen

featuring

Kitchen Area 4m x 3.19m (13'1" x 10'6")

having fitted Amtico flooring, extensive array of cream fronted base and eye level units with contrasting drawers and matching work surfaces over, stainless steel double sink with draining unit, Smeg appliances including five ring gas hob with stainless steel extractor over, Smeg double oven, integrated Smeg fridge and freezer and Smeg dishwasher, one central heating radiator and Upvc double glazed window to rear elevation.

Dining Area 3.53m x 4m (11'7" x 13'1")

having Upvc double glazed French doors with double glazed lights to either side opening onto the rear garden, fitted Amtico flooring, one double central heating radiator and double doors opening through into the main Sitting Room.

On The First Floor

Large Landing 2.18m x 4.65m (7'2" x 15'4")

having access to loft space, fitted smoke alarm, one central heating radiator, spindled galleried landing with oak handrail and newel post tops, airing cupboard incorporating pressurised double hot water cylinder and further full height storage cupboard.





Master Bedroom 4.93m x 4.6m (16'2" x 15'1")

having leaded Upvc double glazed walk-in bay window to front elevation and one central heating radiator.

En-Suite Shower Room 1.72m x 2.92m (5'7" x 9'7")

having modern suite comprising double shower area with Drenche shower over, wash basin, low level twin flush wc, heated chrome ladder towel radiator, ceramic tiling to floor and obscure leaded Upvc double glazed window to front elevation.

Bedroom Two 4.02m x 3.55m (13'2" x 11'7")

having Upvc double glazed window to rear elevation and one central heating radiator.

En-Suite Shower Room

having suite comprising over-sized shower with thermostatically controlled shower, obscure Upvc double glazed window to rear elevation, low level twin flush wc, wall mounted wash basin, chrome ladder towel radiator, fitted shaver point, fitted extractor vent and Amtico tile effect flooring.

Bedroom Three 3.4m x 3.27m (11'2" x 10'8")

having leaded Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Four 3.19m x 3.8m (10'6" x 12'6")

having Upvc double glazed window to rear elevation and one central heating radiator.



Family Bathroom

having suite comprising panelled bath with fitted shower over together with glass and chrome screen, wall mounted wash basin, low level twin flush wc, heated ladder towel radiator, fitted shaver point, obscure Upvc double glazed window to rear elevation and fitted Amtico tile effect flooring.

Outside

A double width driveway to the front provides access to a detached brick built garage. The property enjoys a substantial corner plot position and has been landscaped and designed for ease of maintenance and is generally set to lawn. To the front is a mainly lawned fore garden with a dwarf hedgerow to the boundary and strategically placed maturing shrubs. The rear garden is extensively walled and generally set to lawn with a flagged patio together with maturing trees and shrubs.

Garage 5.64m x 5.65m (18'6" x 18'6")

having up and over door, electric light and power.

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.

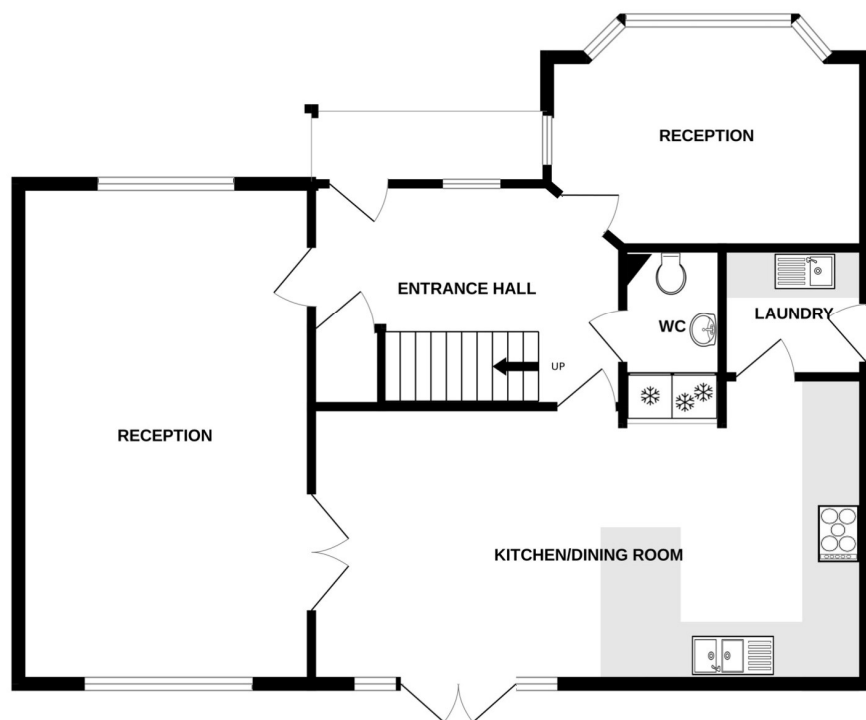
Note

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.

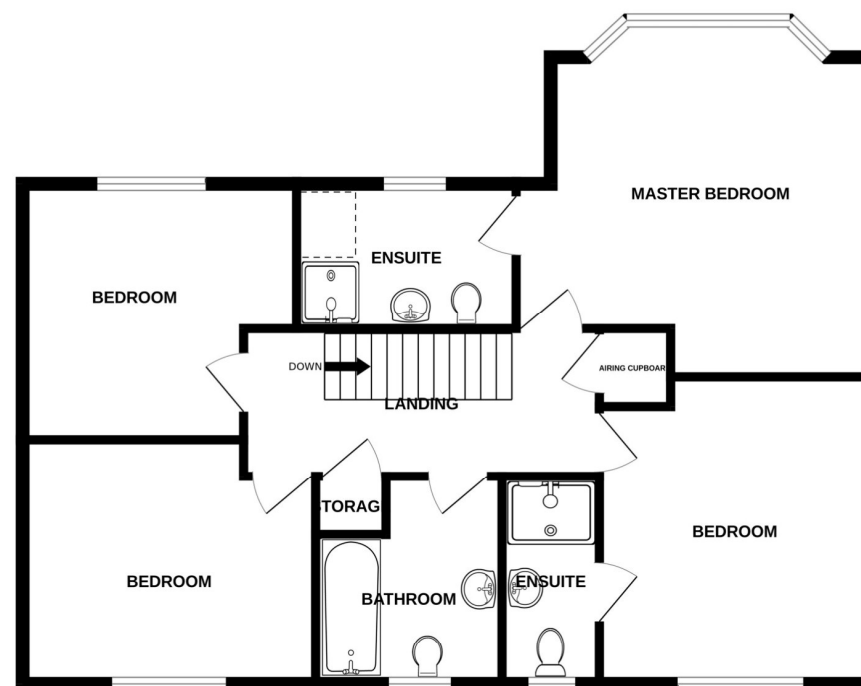




GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



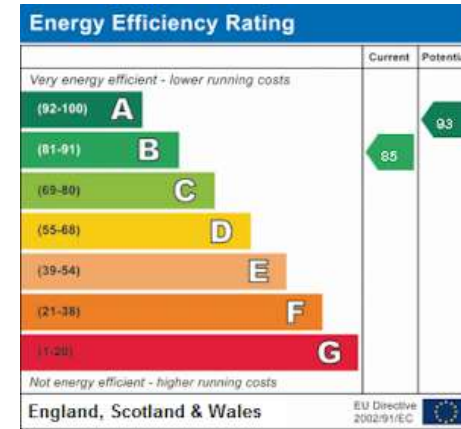
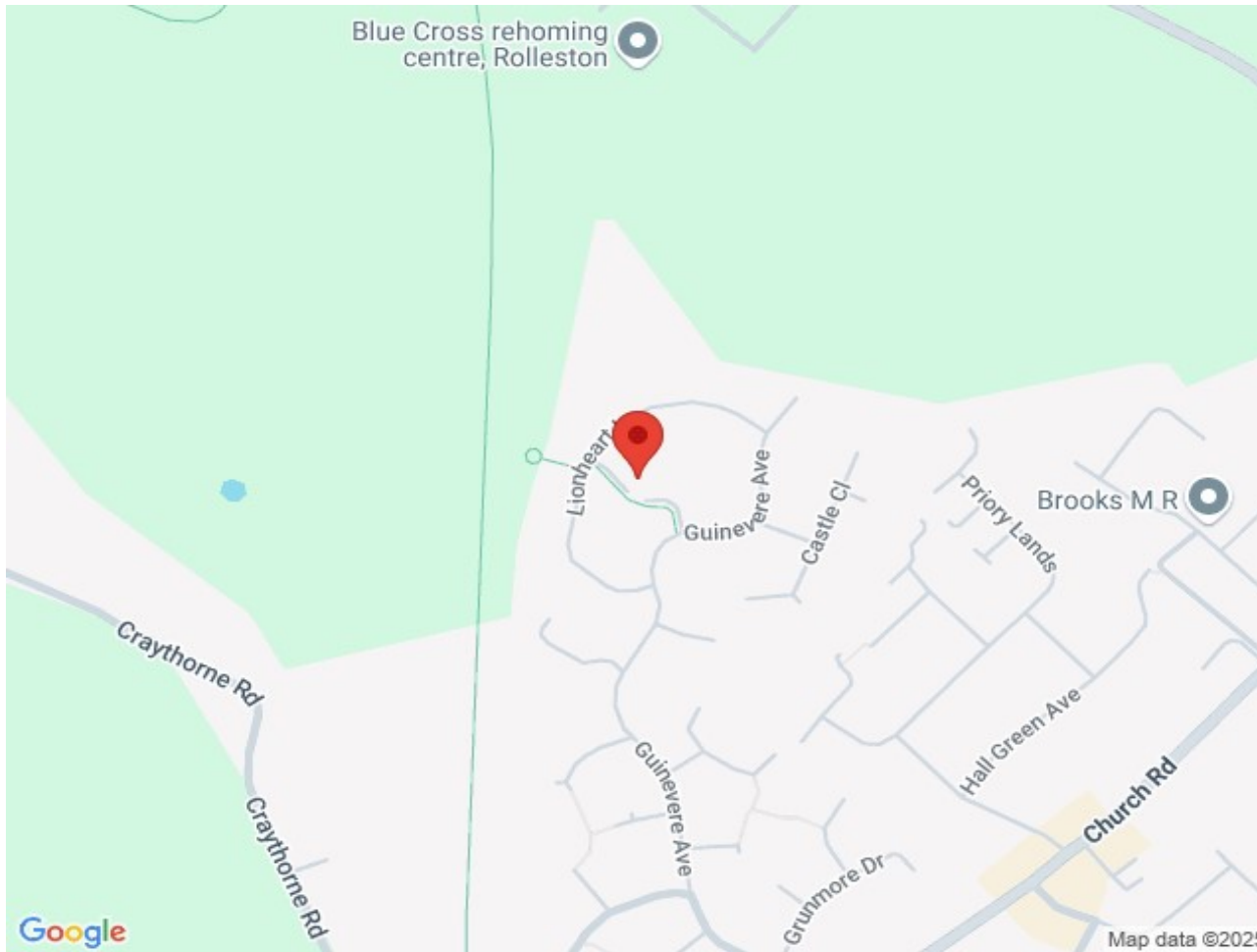
1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.7 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.

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