



Field Lane, Burton-on-Trent



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£160,000



Key Features

- Semi Detached Home
- Two Well Proportioned Bedrooms
- Spacious Dining Kitchen
- Modern Shower Room
- Traditional Features
- Enclosed Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed semi detached home on a sought after road in Horninglow. Having a traditional cottage feel mixed with open plan dining kitchen this property is ideal for any first time buyer or down-sizer looking in this area. In brief the accommoation comprises:

- lounge, dining kitchen, shower room and on the first floor a landing leads to two good sized bedrooms. Externally the property benefits from a fully enclosed rear garden with large patio area and the rest mainly laid to lawn.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Lounge 4.32m x 5.52m (14'2" x 18'1")

having staircase rising to first floor, built-in storage cupboard housing the gas and electric metres together with consumer unit for electrics, media points, wood effect vinyl to floor, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen

featuring:

Dining Area 3.45m x 2.37m (11'4" x 7'10")

having built-in understairs storage, feature panelling to walls, wood effect vinyl to floor, one central heating radiator, Upvc double glazed windows to side and rear elevations.

Kitchen Area 2.98m x 3.55m (9'10" x 11'7")

having range of low level storage units, quartz effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric single oven, four ring electric hob with extractor over, larder style cupboard that fits fridge/freezer, tiling splashback, wood effect vinyl to floor, one central heating radiator and Upvc double glazed window to side elevation.

Lobby Area

having built-in storage cupboard which has plumbing for washing machine, gas fired combination boiler and further storage.

Shower Room 2.21m x 1.95m (7'4" x 6'5")

having low level wc, pedestal wash basin with chrome tap, large walk-in shower cubicle with low profile tray and glass sliding doors, thermostatic chrome shower, waterproof stone effect flooring, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

leading to:

Bedroom One 4.42m x 3.58m (14'6" x 11'8")

having access to loft space, built-in overstairs storage, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.18m x 2.37m (10'5" x 7'10")

having access to loft space, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

The property has a fully enclosed rear garden with a large paved patio area for entertaining, the rest of the garden is mainly laid to lawn with a storage shed and side gate with path leading to the front.

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.

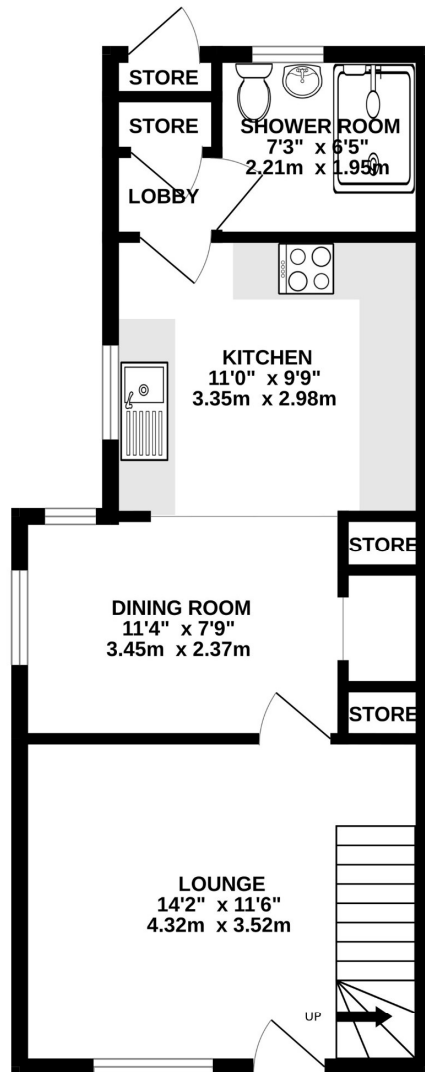
Tenure

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.

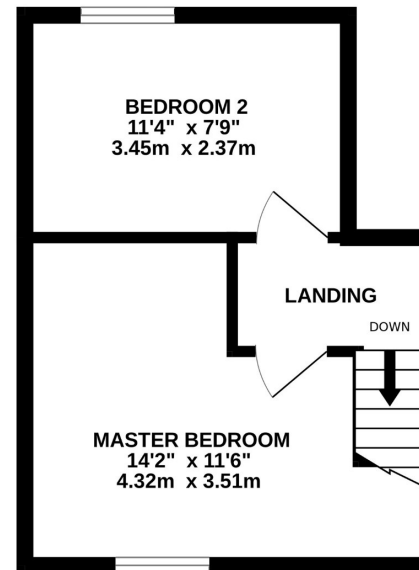
Note

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
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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