



## 29 King Lane

, Burton-On-Trent, DE13 9ER

£249,995



Burton's only "Legally Trained" Estate brings to the market this exceptionally well presented modern detached house in a sought-after location. The Vendors have tastefully decorated throughout this stunning family home.

The current homeowners are "Legally Seller Ready", what do we mean by this term, the current homeowners have already solicitors instructed, contracts have been prepared and searches have been requested on their home. The searches will be provided to any prospective buyer and their solicitor ready to be used (saving 8 weeks), if you are a cash buyer ready to move in straight away or if you are buying mortgage then merely your lender will provide a valuation and in you move ready to enjoy your new home.

As a resident, you'll be surrounded by beautiful countryside whilst overlooking the town of Burton upon Trent. Easy access is available to the A38 for onwards travel. You also benefit from schools close by including The Mosley Academy, Shobnall Primary School and John Taylor High School.

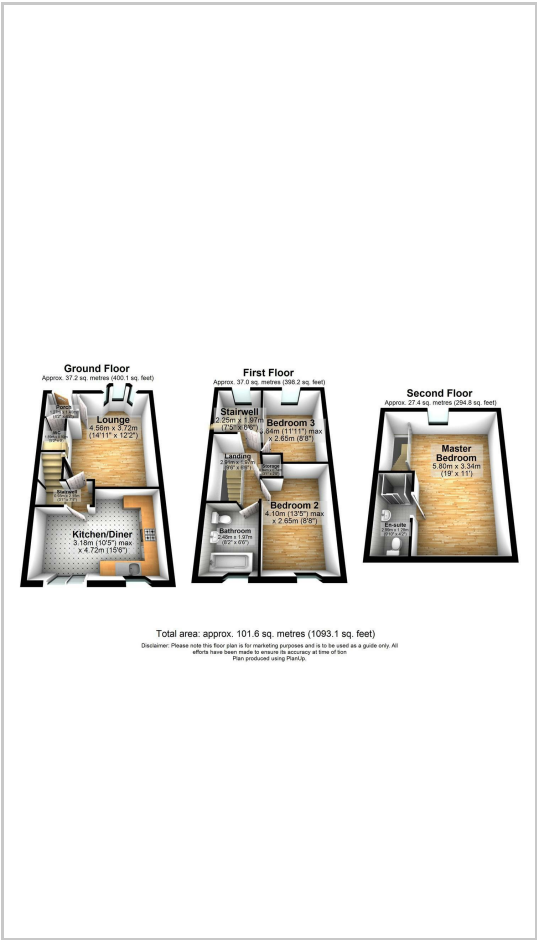


- Lounge 14'11" x 12'2" (4.55m x 3.71m)
- Kitchen / Diner 10'5" x 15'5" (3.18 x 4.72)
- Stairwell 3'0" x 7'0" (0.93 x 2.15 )
- Porch 4'1" x 4'7" (1.27 x 1.4)
- W/C 5'2" x 2'11" (1.57m x 0.89m)
- Master Bedroom 19'0" x 10'11" (5.79m x 3.33m)
- Ensuite 9'9" x 4'2" (2.99 x 1.28)
- Bedroom 2 13'5" x 8'8" (4.09m x 2.64m)
- Bedroom 3 11'11" x 8'8" (3.63m x 2.64m)
- Stairwell 7'4" x 6'5" (2.25 x 1.97)
- Landing 9'6" x 6'5" (2.91 x 1.97 )
- Bathroom 8'1" x 6'5" (2.46m x 1.96m)

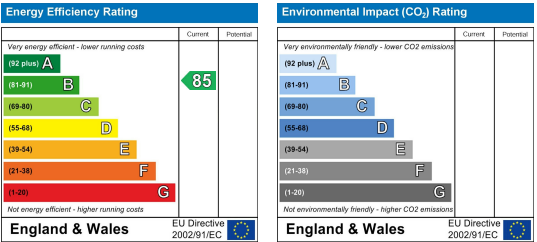
Area Map



Floor Plans



Energy Efficiency Graph



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