



Lower Outwoods Road, Burton-On-Trent

burchell  
edwards



Lower Outwoods Road, Burton-On-Trent DE13 0QU

for sale offers over  
**£270,000**



### Property Description

Burchell Edwards are delighted to market this 3 Bedroom Detached family home. The property is situated on a lovely road in the Horinglow area and is within close distance to the local hospital. The property greets you with a large driveway that provides off road parking spaces for multiple vehicles and an extended drive to the side of the property leading to the rear garden and garage. The property itself is finished to a lovely standard and boasts: a wonderful living room to the front of the property, a spacious kitchen/diner to the rear, a downstairs W/C, 2 double bedrooms, a single bedroom and a family bathroom. Outside to the rear is an enclosed tiered garden which contains a slabbed paving seating area and access to the garage.

### Entrance Hallway

Double glazed window to side elevation, wooden flooring and central heating radiator.

### W.C

W.C, wash hand basin, tiled flooring and tiling to walls.

### Lounge

13' 9" Plus Bay x 10' 10" Max ( 4.19m Plus Bay x 3.30m Max )

Double glazed bay window to front elevation, two central heating radiators and wooden flooring.

### Kitchen

17' 11" x 11' 3" ( 5.46m x 3.43m )

Two double glazed windows to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, two central heating radiators and central heating boiler.

## Landing

Double glazed window to side elevation and carpet.

## Bedroom One

10' x 12' 3" ( 3.05m x 3.73m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Two

10' 1" x 11' 5" ( 3.07m x 3.48m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Three

7' 8" x 6' 9" ( 2.34m x 2.06m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

Double glazed windows to side and rear elevations, W.C, wash hand basin, walk in shower, bath, tiling to walls, central heating radiator, tiled flooring and loft access.

## Loft Space

Boarded and insulated.

## Front Garden

Driveway providing off road parking for two vehicles.

## Rear Garden

Paved patio area, outside tap, access to garage and gated access to frontage.

## Garage

New electric door to front elevation, power and lighting.



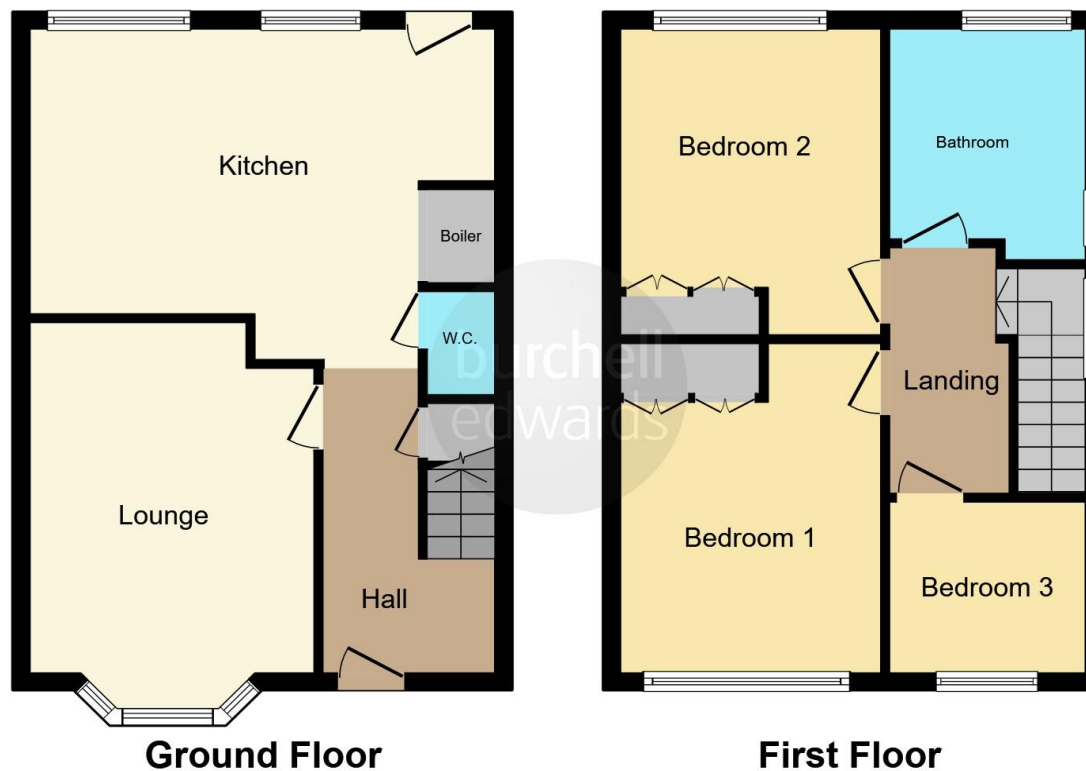












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/BUT210205](http://burchelledwards.co.uk/Property/BUT210205)**



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**Property Ref: BUT210205 - 0003**