





Mear Greaves Lane, Burton-On-Trent, DE15 0DY

Offers Over £170,000

Open House
estate agents





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Open House Burton & Swadlincote are delighted to present this deceptively spacious two-bedroom traditional terraced home, combining character features with practical and well-presented accommodation. The home was formally a three bed property, highlighting its overall size.

The ground floor offers two separate reception rooms, a modern fitted kitchen and an excellent addition of a laundry room, while upstairs are two generous double bedrooms and an unusually spacious four-piece bathroom. Outside, the property enjoys an established rear garden extending well beyond the house, with several seating areas, mature planting and a lawned section.

With attractive period details, excellent room proportions and a convenient position within Winshill, this appealing home should prove ideal for first-time buyers, couples or those looking to downsize without compromising on living space.

Location
Mear Greaves is situated within a popular part of the Winshill area of Burton upon Trent, well placed for local shops, schools and everyday amenities. Burton town centre is readily accessible, offering a wider selection of shopping, leisure and transport facilities.

The property also benefits from its position close to the edge of the town, with open countryside and pleasant walking routes nearby, while local road links provide convenient access towards Swadlincote, Ashby-de-la-Zouch and surrounding areas.













Ground Floor

Living Room
The front entrance opens directly into a welcoming living room, presented with wood-effect flooring and a feature wall. The main focal point is an exposed brick fireplace housing a wood-burning stove, creating a warm and characterful centrepiece. A front-facing window provides plenty of natural light, while a traditional timber door leads into the inner hallway.

Inner Hallway
Providing access to the staircase and dining room.

Dining Room
A generous and versatile second reception room currently arranged as a home office and dining space. Character details include a recessed exposed brick fireplace and traditional timber doors, complemented by wood-effect flooring. A window brings natural light into the room, with direct access continuing into the kitchen.

Kitchen
The fitted kitchen features a comprehensive range of shaker-style wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. Fittings include a built-in oven, inset hob with extractor above and a sink positioned beneath the window. There is space for additional appliances, while the extended layout provides useful preparation and storage space.

Laundry / Utility Room
A particularly useful addition to the home, fitted with further wall and base cupboards, work surfaces and a sink. There is space and plumbing for laundry appliances, together with room for coats and footwear. A rear entrance opens directly onto the garden.

First Floor

Landing
A long first-floor landing provides access to both bedrooms and the bathroom.

Bedroom One
A generously proportioned double bedroom offering ample space for a large bed and a good selection of freestanding wardrobes and bedroom furniture. A large window provides plenty of natural light and an elevated outlook.

Bedroom Two
A further well-proportioned double bedroom with space for a full range of bedroom furniture. Decorative detailing and a feature recess add character, while the window overlooks the established rear garden.

Bathroom
An impressive and unusually spacious bathroom, formally the third bedroom and fitted with a four-piece suite comprising a panelled bath, separate glazed shower enclosure, WC and wash basin with storage beneath. The room also features tiled walls, wood-effect flooring, recessed lighting and a chrome heated towel rail.

Outside

Front
The property is approached through a planted foregarden, with steps leading to the entrance.

Rear Garden
The generous rear garden is a particularly attractive













feature of the property. Immediately outside the house is a paved patio providing space for outdoor seating, followed by landscaped sections incorporating decorative slate, gravelled areas and established planting. A pathway continues through mature shrubs, hydrangeas and small trees to a lawned garden at the rear. The garden also includes further seating areas and a timber shed, with fencing and established planting providing enclosure.

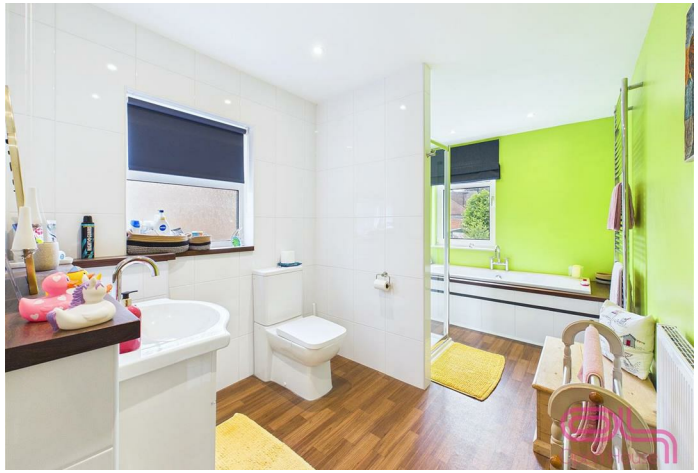
Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

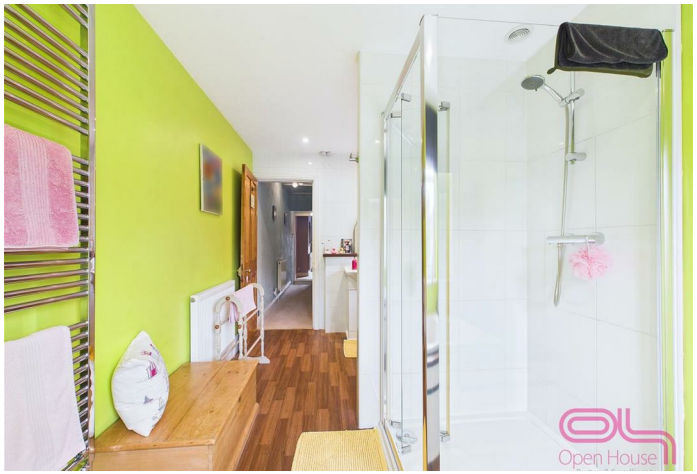
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.











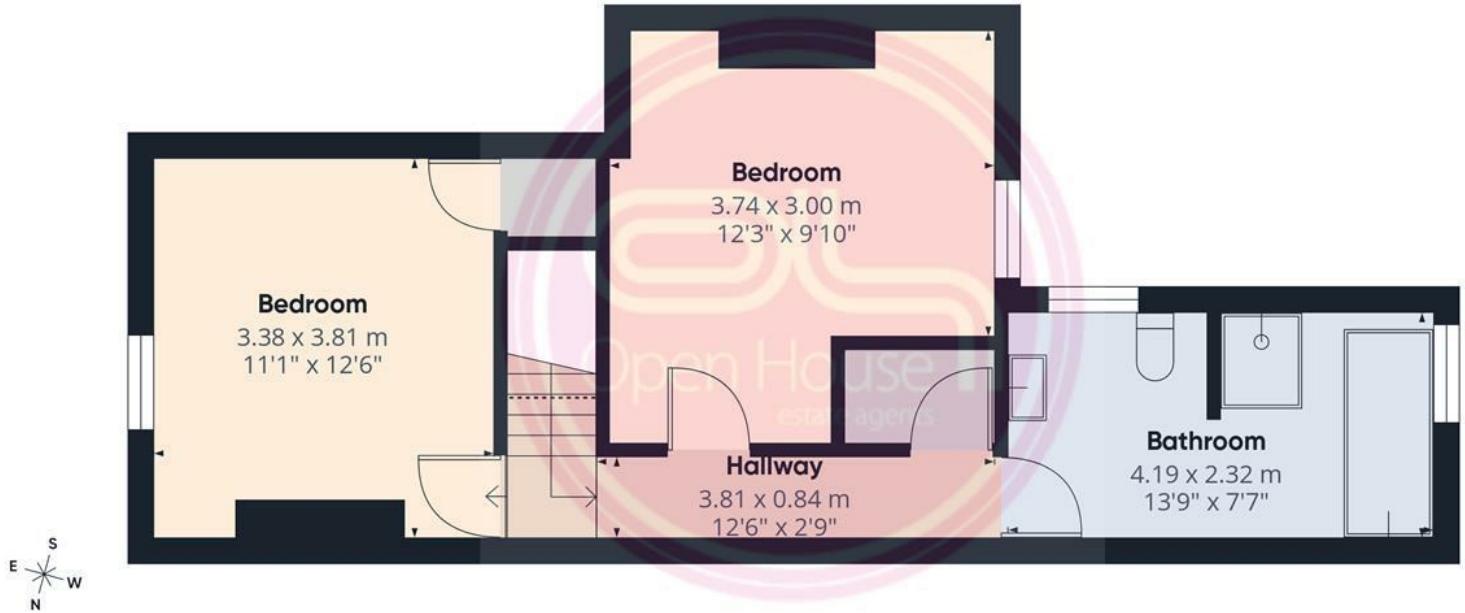









Floor 0



Floor 1

GLA[1]

104.41 m²

1123.86 ft²

Total

104.41 m²

1123.86 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

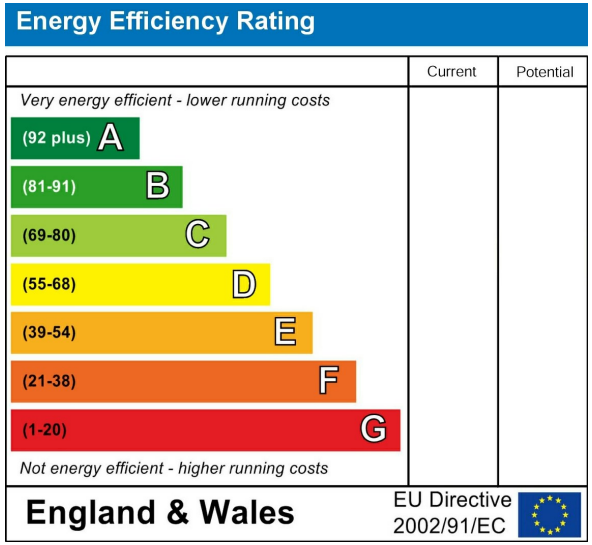
Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East staffordshire

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Traditional Two-Bedroom Terraced Home (Formally a Three Bedroom)
- Deceptively Spacious and Well Presented
- Two Separate Reception Rooms
- Character Features and Wood-Burning Stove
- Modern Fitted Kitchen
- Separate Laundry / Utility Room
- Two Generous Double Bedrooms
- Impressive Four-Piece Bathroom
- Long, Established Rear Garden
- Popular Winshill Location Near Open Countryside



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