HOPKINS & DAINTY
ESTATE AGENTS

Field Lane, Burton-On-Trent, DE13 0NN

£175,000

PART EXCHANGE CONSIDERED* **NO UPWARD CHAIN** £500 TOWARDS SOLICITOR FEES**
OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to market this well presented three bedroom semi detached home. Set in a convenient location for The Queens Hospital. With rear parking and a GARAGE
Offering pleasant family living, the accommodation is accessed via a side hallway, which leads to the spacious front lounge with a feature fireplace and rear kitchen/dining room with a built on oven and hob. On the first floor there is a good size main bedroom spanning the full width of the house; along with two single bedrooms and the bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing; a tiered front garden and a pleasant enclosed rear lawn and patio garden with gated access to the nearby garage and parking.
If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall

Accessed via a side entrance door with a double glazed window, stairs rising to the first floor and a radiator. Doors leading off.

Lounge 14'4" x 13'6">9'11" (4.39 x 4.13>3.04)

Spacious front lounge with a feature fireplace and coal effect gas fire. Laminate flooring, a radiator and leaded light double glazed front window.

Kitchen/Diner 14'4" x 7'11" (4.39 x 2.42)

Fitted range of base and wall units, with worktops and an inset sink and drainer with a mixer tap. Tiled splash backs and flooring, a built in electric oven, hob and hood along with space/plumbing for other appliances. Radiator, under stairs storage cupboard, double glazed rear windows and door opening to the garden.

First Floor Landing

With access to the loft space and doors leading off.

Bedroom 1 14'5" x 7'10" (4.41 x 2.41)

Spanning the full width of the property with laminate flooring, a radiator and double glazed rear window overlooking the garden.

Bedroom 2 10'1" x 8'6" (3.09 x 2.61)

With a radiator and double glazed front window.

Bedroom 3 10'0" x 5'6" (3.06 x 1.70)

With a radiator and double glazed front window.

Bathroom 6'5" x 5'5" (1.98 x 1.66)

Three piece suite comprising bath with a shower over, wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail, double glazed side window and an over stairs cupboard housing the wall mounted gas boiler.

Front Garden

To the front of the property there is a tiered garden and steps leading up to Field Lane. A path and gate lead to the rear garden.

Rear Garden

Enclosed rear lawn and patio garden with fencing to the boundary and gated access through to the parking area.

Nearby Garage 16'4" x 8'6" max. (5.00 x 2.60 max.)

Near to the property there is a communal parking area and single garage in a block, as marked on the photo with a red arrow.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Further information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.

Floor Plan

Ground Floor
Approx. 34.0 sq. metres (366.3 sq. feet)

First Floor
Approx. 33.6 sq. metres (362.1 sq. feet)

Total area: approx. 67.7 sq. metres (728.4 sq. feet)

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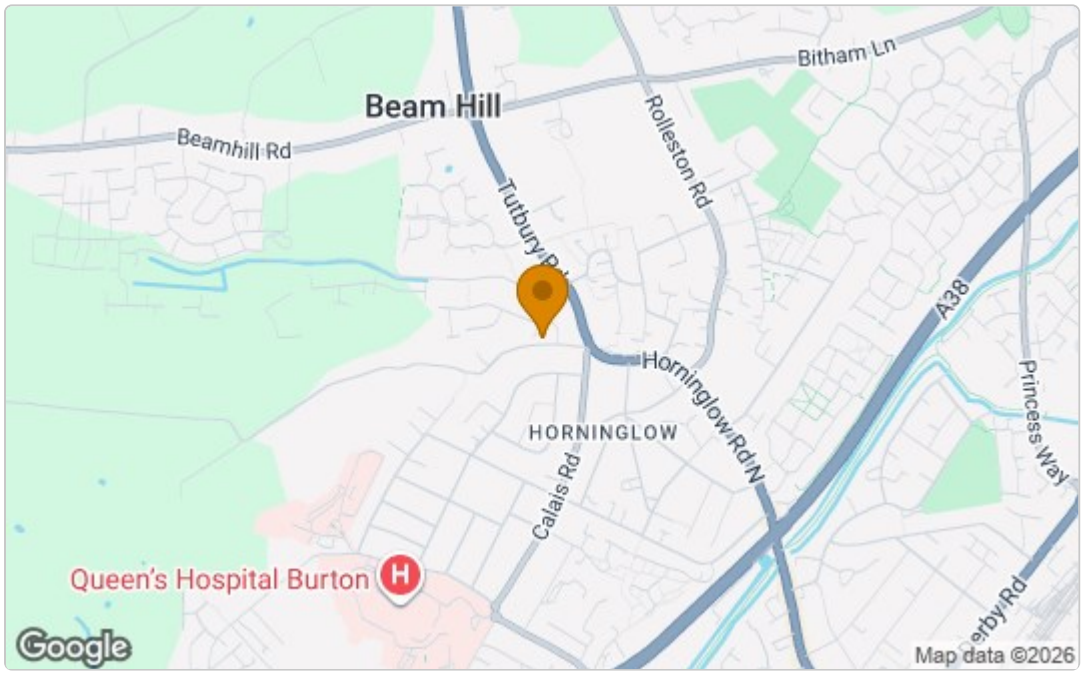
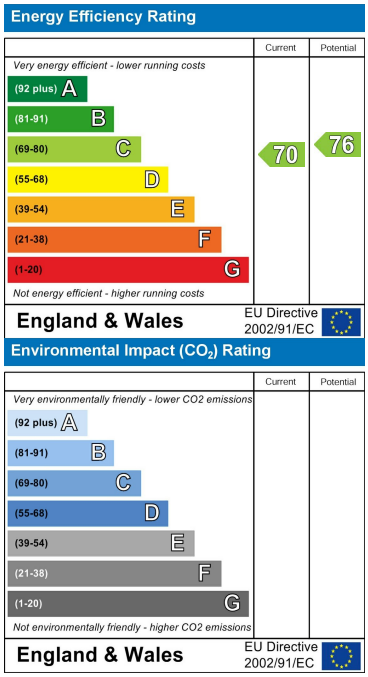
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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