



Outwoods Street, Horninglow,
Burton-on-Trent



£250,000

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Key Features

- Splendid Period Home
- Four Bedrooms
- Backing onto the Canal
- Two Reception Rooms
- Generous accommodation
- Large Kitchen
- EPC rating E
- Freehold





A splendid period home in this well regarded address backing onto the Trent and Mersey canal. Complimented by a good sized garden the property offers generous accommodation enhanced by original period features in this convenient cul-de-sac location adjacent to Shobnall playing fields. The well presented accommodation comprises: - entrance porch, reception hall, lounge, dining room, good sized kitchen, utility room, guest cloak room and there is also a lean to accessible from the utility room. On the first floor are four bedrooms and bathroom.

With the benefit of off road parking, this is a commendable property.

Accommodation In Detail

Porch

With UPVC entrance door and glazed inner door to;

Entrance Hall

having Minton tiled floor, one central heating radiator, splendid staircase to the first floor with an under stairs store cupboard, panelling feature to the walls and cornice detail to the ceiling.

Lounge 3.84m x 3.93m (12'7" x 12'11")

having polished pine wood floor, cornice detail to the ceiling, period cast fireplace with slate tiled hearth, one central heating radiator and bay window to the front elevation.

Dining Room 3.88m x 3.27m (12'8" x 10'8")

having polished pine wood floor, cornice detail to the ceiling, picture rail, window to the rear elevation, one central heating radiator, period cast fire place with fitted shelving adjacent and panelling feature to one wall.

Kitchen 4.34m x 3.05m (14'2" x 10'0")

having one and a half bowled enamelled sink with chrome mixer tap set into a maple work top with matching surround, base cupboards and drawers with appliance space for range style cooker, double width fridge freezer, extractor canopy, tiling to the floor, two windows to the side and part glazed door to;



Utility Room

having a slate effect tiled floor, wash basin, appliance space (for washer/dryer), part glazed door to the side and sliding patio door to the greenhouse.

Guest Cloak Room

with low level w.c

Landing

Being split level with front and rear landings, feature panelling to the walls and coving detail to the ceiling.

Bedroom One 4.7m x 3.92m (15'5" x 12'11")

having a window to the rear elevation and one central heating radiator.

Bedroom Two 3.94m x 3.18m (12'11" x 10'5")

having a window to the front elevation and one central heating radiator.

Bedroom Three 3.08m x 2.67m (10'1" x 8'10")

having a window to the rear elevation, one central heating radiator and built in cupboard housing the central heating boiler.

Bedroom Four 2.82m x 1.78m (9'4" x 5'10")

having a window to the front elevation and one central heating radiator.

Bathroom

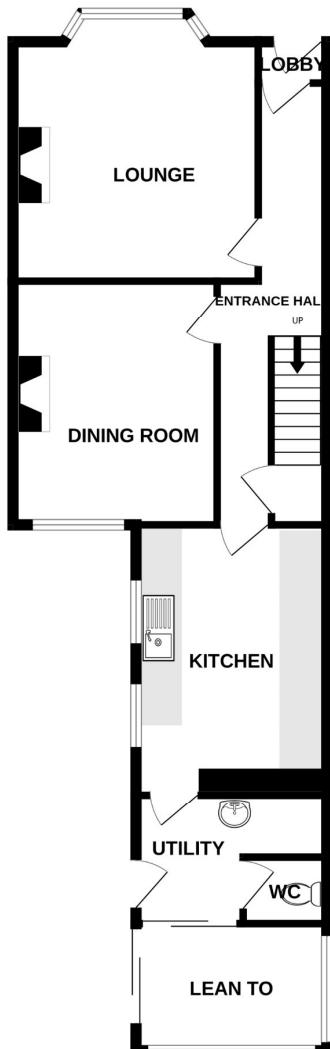
having three piece suite in white comprising, bath with shower over and glazed side screen, WC, wash basin, window to the side elevation, tiling to the walls and one central heating radiator.

Outside

To the front, there is off road parking and a passage way providing pedestrian access to the rear.

To the rear there is a courtyard and patio area with wrought iron fencing to the garden. The garden is laid to grass with raised borders. To the rear of the garden there is a raised seating area/patio, fronting the canal.

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



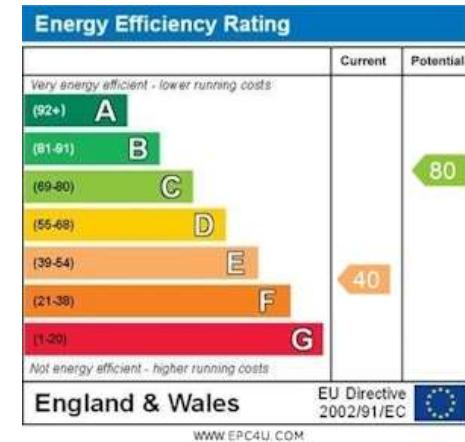
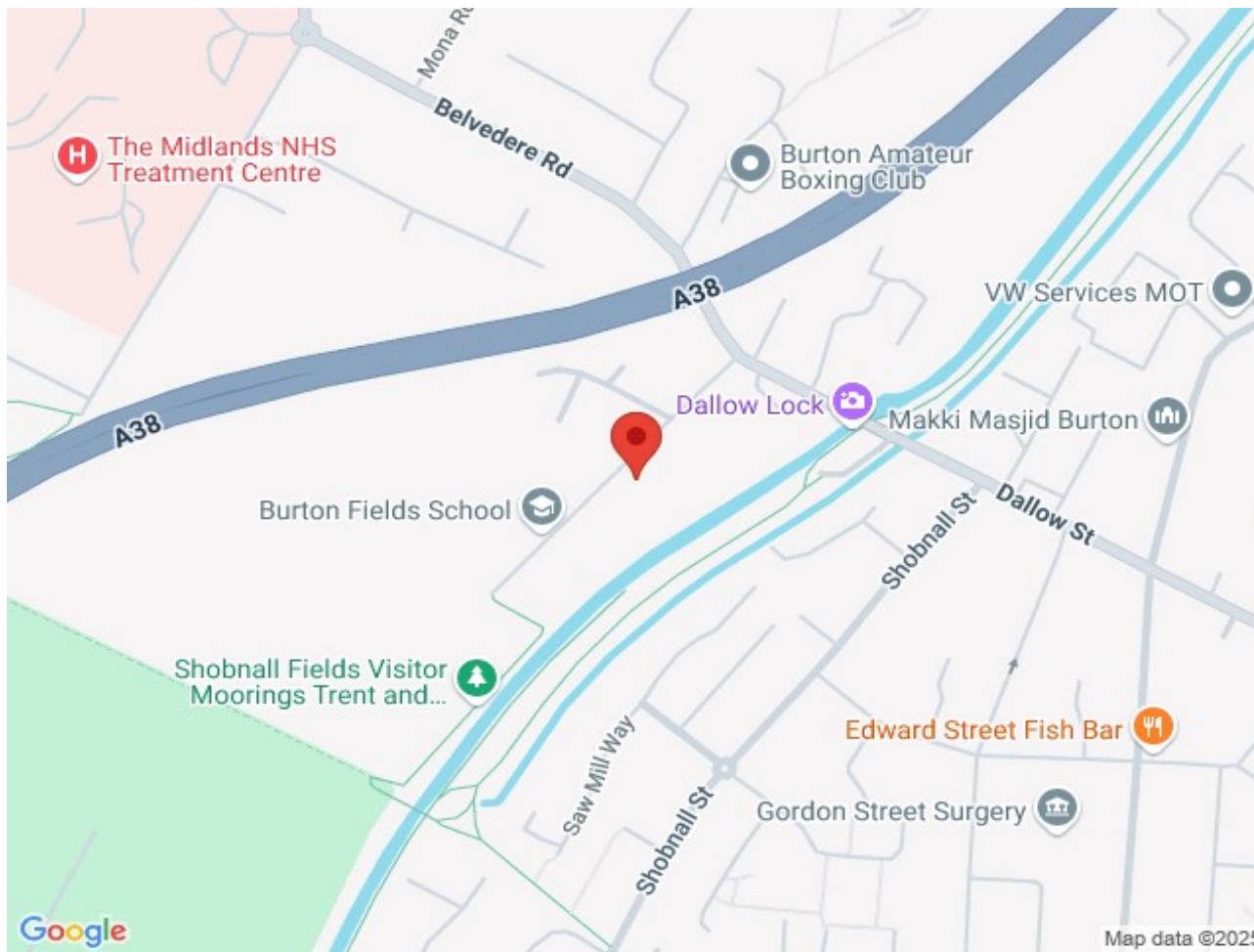
1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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