




**Constables**  
SALES & LETTINGS

Mudhouse Lane, , Burton

£600,000





Constables are delighted to offer to the market this three bedroom detached dormer style bungalow on the sought after Mudhouse Lane in Burton. The property occupies a generous plot with a large private rear garden, ample off road parking and an integral garage.

The accommodation requires a degree of modernisation in some areas, offering purchasers an excellent opportunity to create a home to their own style. The layout briefly comprises: entrance hall, lounge with feature fireplace and log burning stove, separate dining room with bay window, and a kitchen that is new fitted and a generous and attractive space with a wide range of units and room for a family dining table. A spacious conservatory with a beautiful glass ceiling overlooks the garden and provides an additional reception area filled with natural light.

There are three double bedrooms. Two are on the ground floor, one currently used as a second reception room. The principal bedroom is located within the loft conversion, benefitting from storage in the eaves and an en suite bathroom. A ground floor bathroom with three piece suite and separate shower completes the accommodation.

Externally, the property is approached via a driveway providing parking for several vehicles and a large lawned front garden with mature borders. The rear garden is a particular feature with a patio seating area, pond with waterfall, summerhouse and garden cabin, as well as expansive lawns and planting.

This is a rare opportunity to acquire a property in such a prestigious location with scope to modernise and add value.





The image is an aerial photograph of a detached dormer bungalow. The house features a grey tiled roof with a large glass ceiling conservatory on the rear. To the left of the house is a large, well-maintained lawn with various shrubs and trees. A gravel driveway is located to the right of the house, with a paved area and outdoor furniture nearby. A tall hedge runs along the back of the property, separating it from the neighboring house. The overall scene is lush and green, suggesting a semi-rural location.

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- Three Bedroom Detached Dormer Bungalow
- Glass Ceiling Conservatory

- Exclusive Semi Rural Location
- Exceptional Plot and Potential

- Newly Fitted Kitchen
- No Onward Chain



## Entrance Hall

### Lounge

10'11 x 13'5 (3.33m x 4.09m)

### Dining Room

11'11 x 9'7 (3.63m x 2.92m)

### Kitchen

11'4 x 14'9 (3.45m x 4.50m)

### Master Bedroom

10'11 x 13'5 (3.33m x 4.09m)

### Second Bedroom / Study

11'11 x 12'1 (3.63m x 3.68m)

### Conservatory

11'4 x 18'6 (3.45m x 5.64m)

## First Floor

### Third Bedroom

13'4 x 18'10 (4.06m x 5.74m)

### Second Bathroom

12'10 x 9'7 (3.91m x 2.92m)




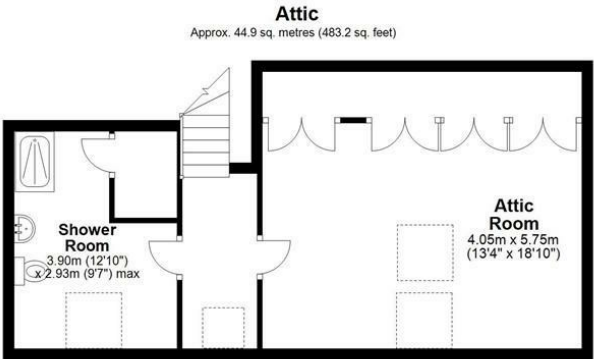
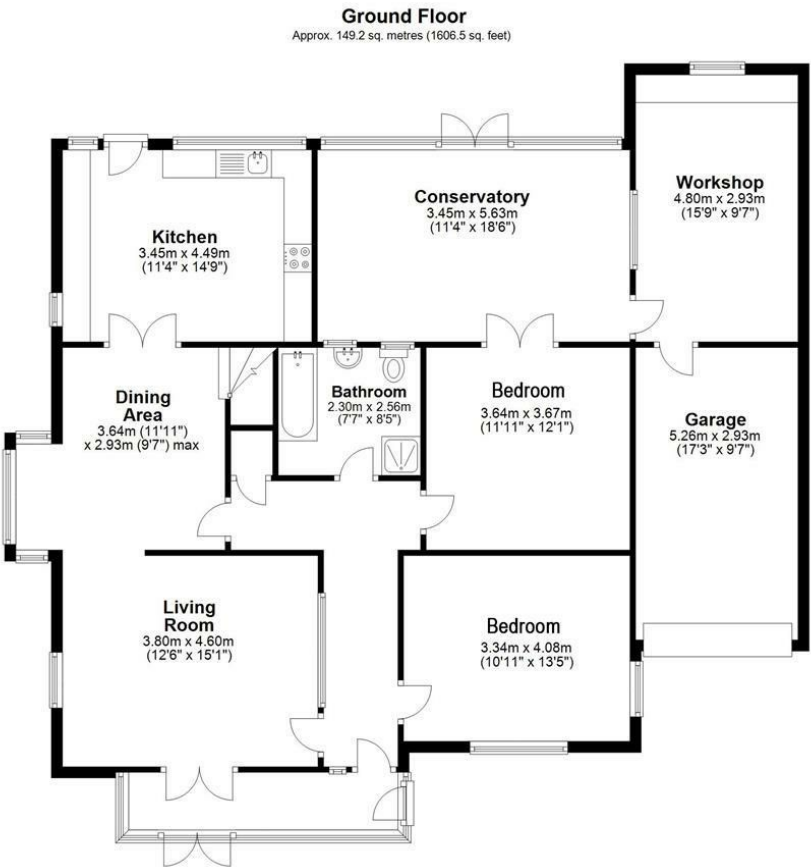






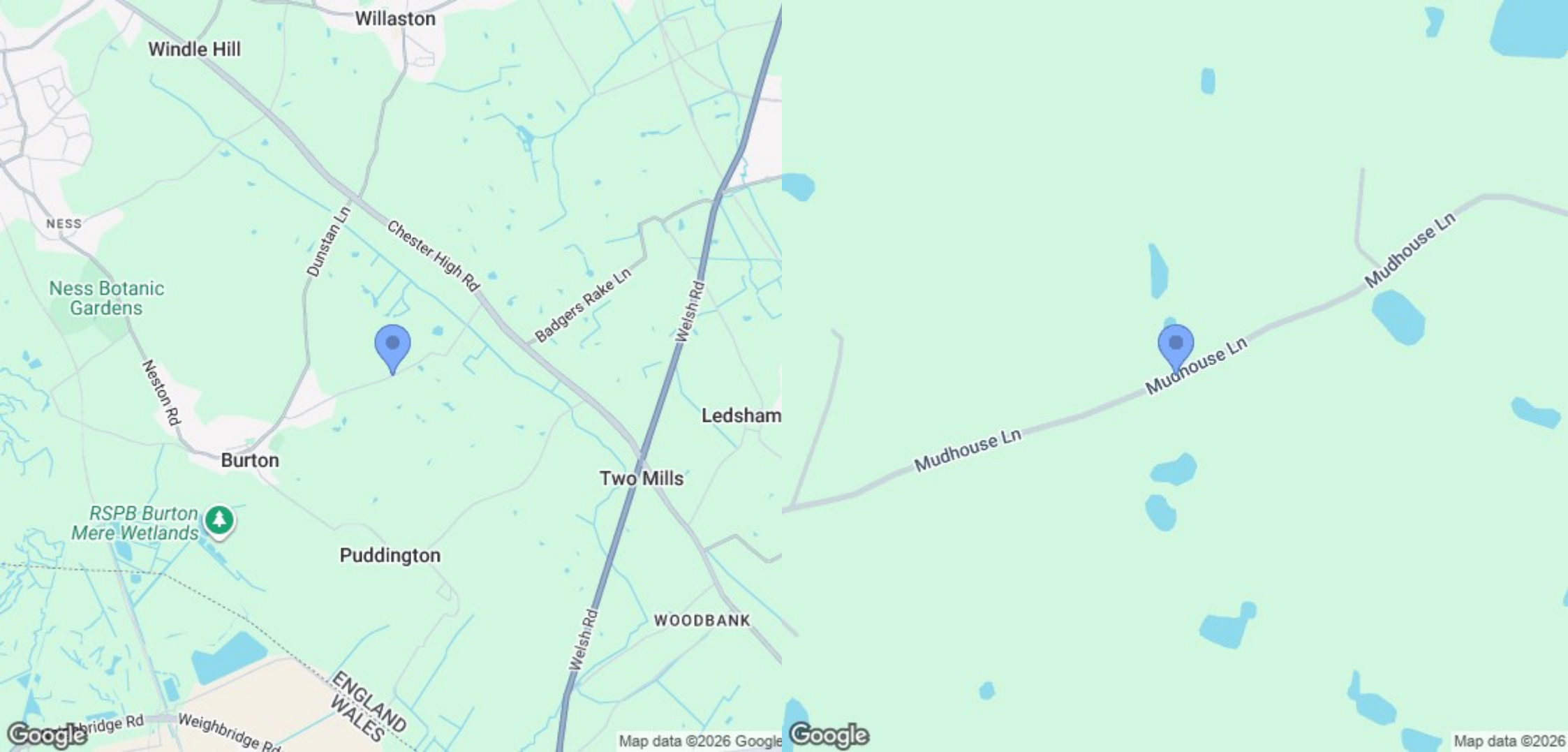
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 194.1 sq. metres (2089.7 sq. feet)  
Hedgerow, Mudhouse Lane, Burton, Neston





## Location Map



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S A L E S   &   L E T T I N G S

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