



Mear Greaves Lane, Winshill,
Burton-on-Trent



3



1



2

£180,000



Key Features

- Prominent Period Home
- Very Pleasant Location
- Situated in 'Old Winshill'
- Good Sized Enclosed Garden
- Vacant Possession
- Good Sized Kitchen
- EPC rating D
- Freehold





Mear Graves Lane is a short road situated in the older part of Winshill, very convenient for amenities and facilities available therein. The property stands in an elevated position complemented by a good sized enclosed garden. In brief the accommodation comprises: - open plan living room, good sized kitchen, bathroom and on the first floor a landing leads to three good sized bedrooms.

Accommodation In Detail

Entrance door opening onto:



Open Plan Living Room 8.17m x 3.73m (26'10" x 12'2")

having two central heating radiators, window to front elevation, full height window to rear elevation, wall mounted gas fire and central spindles staircase feature giving access to first floor.

Kitchen 4.17m x 2.27m (13'8" x 7'5")

having a single drainer sink with mixer tap set into a roll edged worktop, base cupboards and drawers, tiled surrounds, matching wall mounted cupboards, four ring gas hob with oven under and extractor canopy over, two windows to side elevation, half glazed door to side and tiling to floor.

Ground Floor Bathroom

having three piece white suite comprising bath with shower over and glazed side screen, wc, wash basin, one central heating radiator, full tiling to walls, tiling to floor and window to rear elevation.

On The First Floor

Landing

leading to:

Bedroom One 5.03m x 3.35m (16'6" x 11'0")

having one central heating radiator, window to front elevation and overstairs store cupboard.



Bedroom Two 3.72m x 2.86m (12'2" x 9'5")

having one central heating radiator and window to rear elevation.

Bedroom Three 4.18m x 2.27m (13'8" x 7'5")

having one central heating radiator, window to rear elevation and large cupboard housing central heating boiler.

Outside

To the front of the home is a raised garden laid to grass and pedestrian access to the rear. To the rear is a good sized enclosed garden laid to grass with a hard-standing area.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

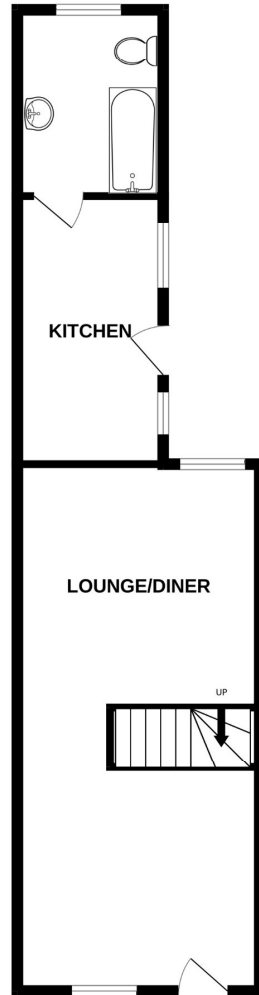
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

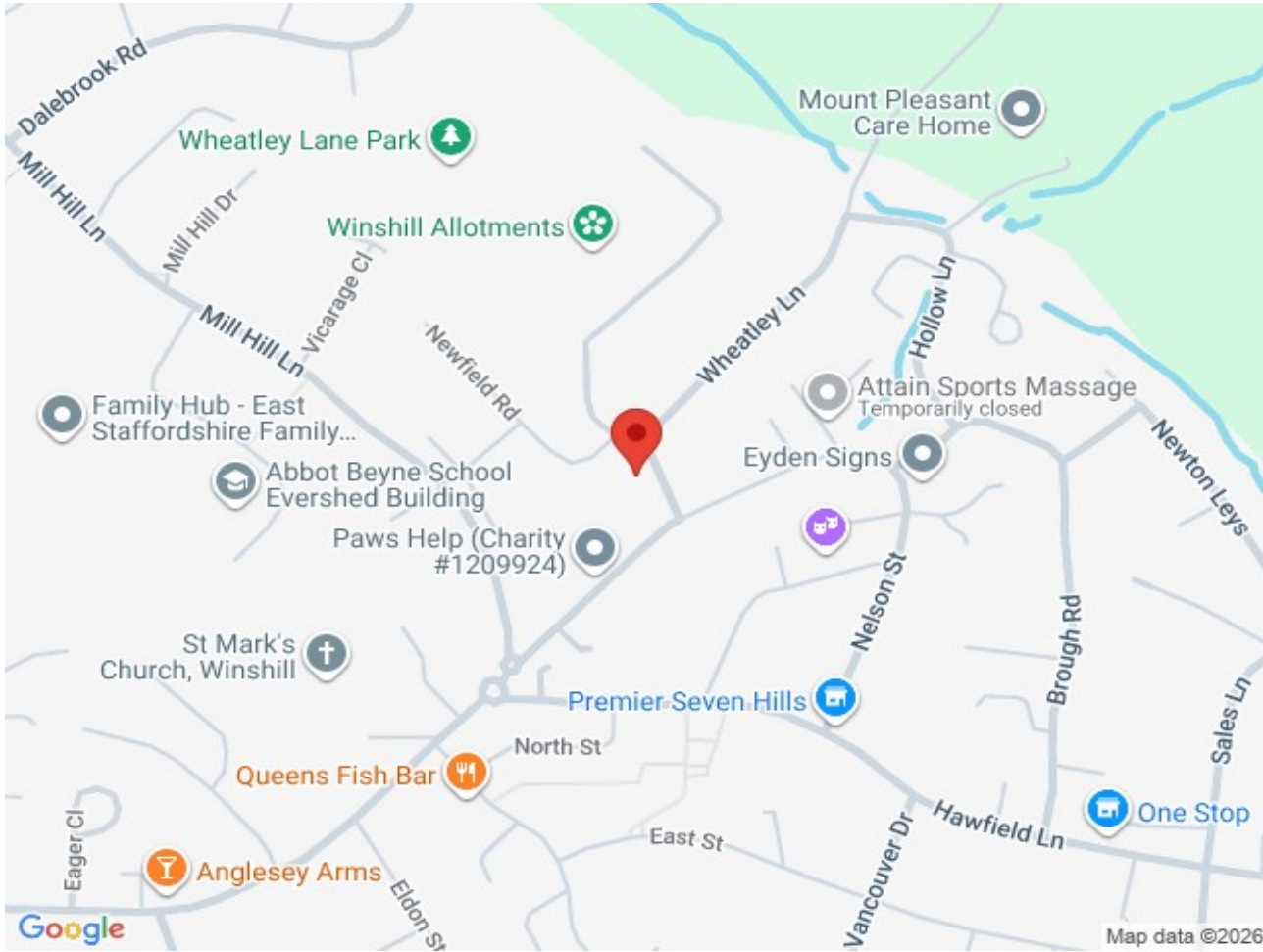


1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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