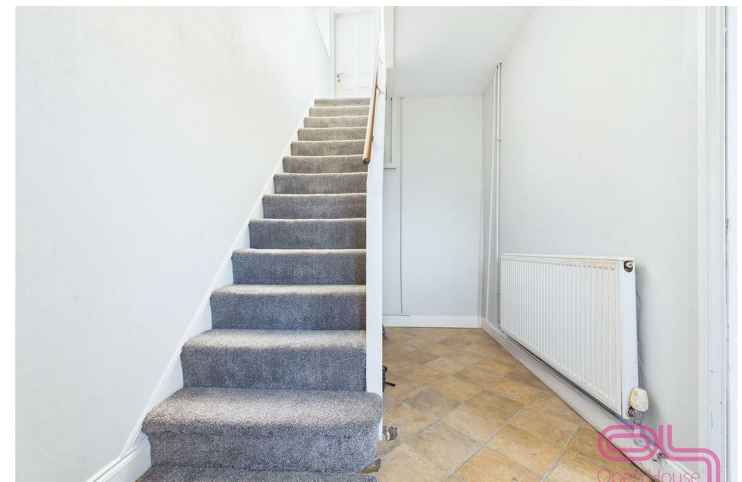




**Hawfield Lane, Burton-On-Trent, DE15
0BY**

Offers In The Region Of £160,000



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NO UPWARDS CHAIN - Positioned in the ever-popular residential area of Winshill, this well-proportioned two-bedroom home offers a fantastic blend of space, practicality, and potential.

The property has been thoughtfully opened up on the ground floor to create a modern kitchen diner that forms the heart of the home, complemented by a separate living room for more relaxed evenings. Upstairs, both bedrooms are genuine doubles, offering flexibility for families, first-time buyers, or those working from home.

Externally, the property stands out with a generous rear and front garden featuring a patio seating area and lawn, along with an elevated front garden providing an open outlook.

Entrance Hallway

A welcoming entrance space providing access to the main living areas and staircase to the first floor.

Lounge

A comfortable and well-proportioned reception room, offering a cosy setting separate from the main living kitchen. Large window to the front allows for plenty of natural light.

Living Kitchen

A real standout feature of the home, this open-plan kitchen diner has been designed for modern living. Fitted with a range of contemporary units, integrated cooking appliances, and a breakfast bar, the space also has a seating area, making it ideal for both day-to-day



living and entertaining.

Utility Space

A highly practical addition, providing further storage, appliance space, and open access to the rear garden.

Landing

Giving access to both bedrooms and the family bathroom.

Bedroom One

A generously sized double bedroom with ample space for wardrobes and additional furniture. A bright room with good proportions.

Bedroom Two

Another well-sized double bedroom, ideal as a guest room, nursery, or home office.

Bathroom

Fitted with a modern white suite including bath with shower over, wash basin, and WC. Tiled for a clean and contemporary finish.

Outside

Rear Garden

A generously sized rear garden featuring a paved patio area ideal for seating and entertaining, leading up to a lawned section. Enclosed and offering good levels of privacy, with useful outbuilding/storage.

Front Garden

Elevated frontage with lawn and pathway leading to the entrance, offering a pleasant outlook over the surrounding area.

Additional Information

The property is believed to be of non-standard construction.

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.

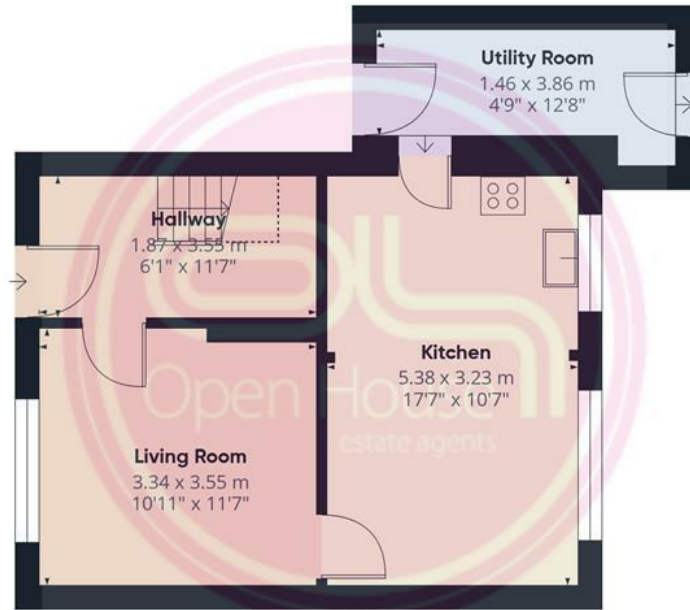
Floorplans:

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⁾

86.2 m²
927.88 ft²

Total

86.2 m²
927.88 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

East Stoddordshire

TENURE

Freehold

COUNCIL TAX BAND

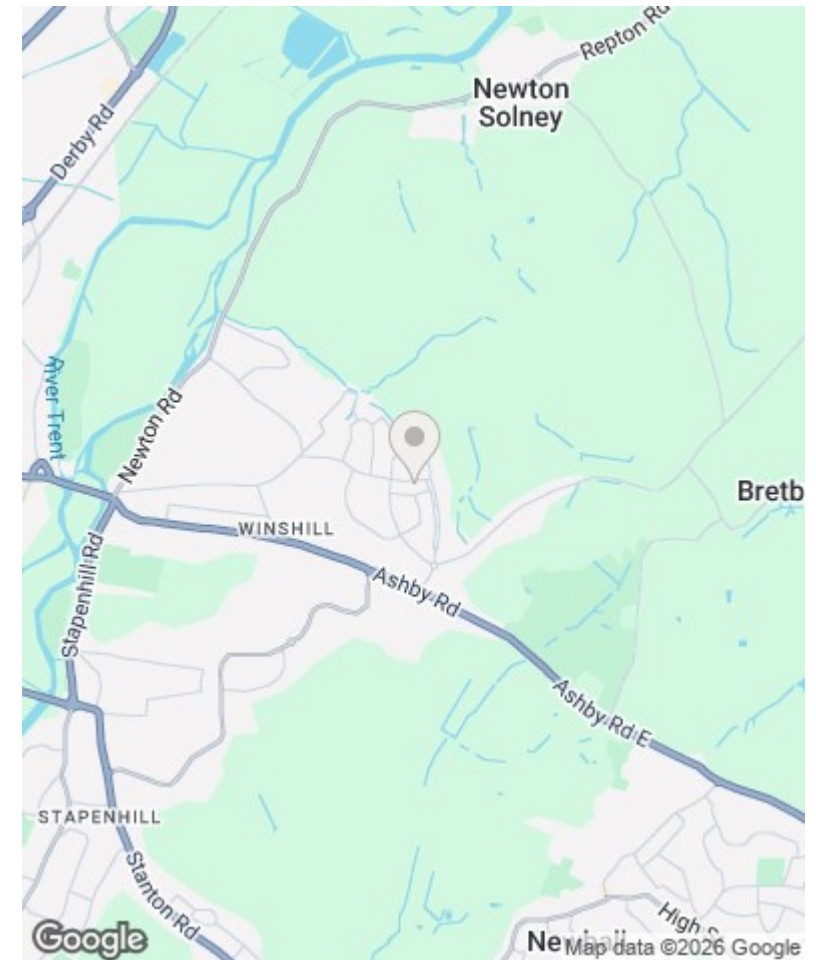
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- No chain - Driveway parking – nearby countryside – kitchen diner
- Spacious open-plan kitchen diner with breakfast bar
- Separate lounge
- Large rear garden with patio and lawn
- Front garden with elevated outlook
- Well-presented throughout with neutral décor



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