

# Mill Hill Lane

Winhill, Burton-on-Trent, DE15 0BA

John   
German









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£364,000

**Offered with NO ONWARD CHAIN, this charming period-style detached home on Mill Hill Lane boasts stunning front views, a spacious rear garden, and original features throughout. With some modernisation, it has the potential to become a perfect family home.**



Enjoying a favoured and sought after mature locality providing ease of access to comprehensive local facilities and the town centre of Burton upon Trent. Local amenities are close by including schools at all levels, two public houses and attractive riverside walks. There are excellent road and rail links, being within a few minutes' drive from the A38, A50 and Burton and Willington Railway Station. It is perfectly placed for commuting to Derby, Birmingham or surrounding areas.

To the front, the property features a block-paved driveway for off-road parking, a stoned garden area, steps leading to the front door and access to the garage with up-and-over doors. The garage is equipped with power and lighting and also offers rear access via an external door. There is a useful external plug socket in the wall opposite the front of the house.

As you enter, the spacious hallway immediately showcases the home's charming period features, including original wooden doors and high ceilings, while providing access to the main living areas.

The home has two spacious reception rooms. To the front, is a generous sized living room with a stunning bay window to front. Adjacent to this room is another living space, which is once again, a fantastic size. This living room was extended to create a dining space in the room. With a featured fireplace and patio doors leading to the rear garden.

The kitchen, located to the rear of the property is fitted with matching wall and base units with worktops above, inset sink and drainer, cooker with hob and cooker hood above, breakfast table, plumbing for dishwasher and washing machine. Adjacent to the kitchen, the seller has added a practical lean-to, which functions as a utility space, offering room for a tumble dryer and convenient access to the rear garden.

To finish the ground floor living space, the home enjoys a conveniently located w/c under the stairs.

The first floor features three double-sized bedroom. The master bedroom is accessed via an additional room offering versatile usage as a single bedroom, study, or dressing room. The bedrooms share a family bathroom and separate w/c. The bathroom features a bath with mixer taps and shower above and a wash hand basin.

The rear garden is a true highlight, ideal for families with young children. This expansive space is mainly laid to lawn, bordered by mature shrubs and enclosed by wooden fencing for added privacy. A wraparound patio provides the perfect spot for outdoor furniture and entertaining, making it a versatile and appealing outdoor area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway & Garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

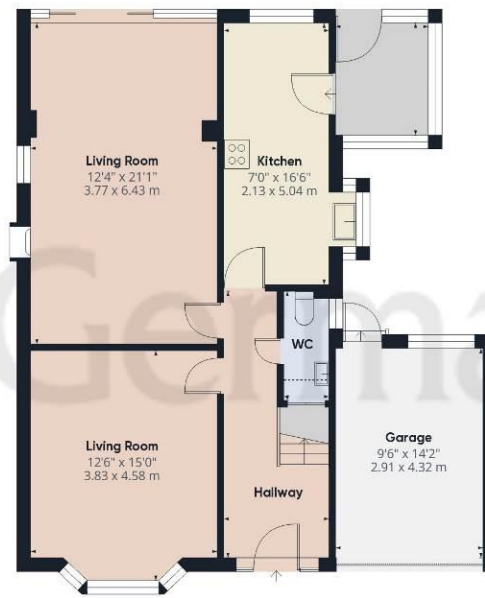
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA16122024

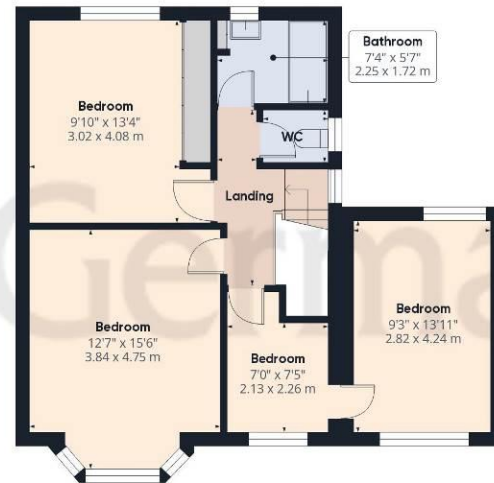








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1507.59 ft<sup>2</sup>

140.06 m<sup>2</sup>

**Reduced headroom**

3.07 ft<sup>2</sup>

0.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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