



£225,000

King Lane, Burton-on-Trent DE13 9FE

Detached House | 3 Bedrooms | 2 Bathrooms

01530 223402



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Step Inside

Key Features

- Executive family home
- Detached property
- 3 bedrooms
- Built by David Wilson Homes
- Popular school catchment area
- Popular development
- Close to Burton on Trent
- EPC B
- Council Tax Band D
- Tenure- Freehold

Property Description

NO UPWARDS CHAIN! Reddington Sales & Lettings are pleased to bring to market this EXECUTIVE, corner style 3 bedroom detached family home, which was built by David Wilson Homes. The property is available with no upwards chain and is situated on a desirable development within close proximity to Burton On Trent town centre as well as being in a popular school catchment area. There are also open countryside walks on its doorstep. A real idyllic location! Ground floor accommodation comprises; entrance hall, WC, kitchen/diner and lounge. To the first floor are 3 bedrooms, family bathroom and en-suite shower room to the master. Viewing is highly recommended. EPC rating B, Council tax band D. Tenure- Freehold Open Day Saturday 16th March 2.30pm - 3.30pm please call to book

Main Particulars

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Front

To the front is a small lawned garden which has hedged boundary, There is a driveway providing off road parking for 2 cars and access through into the garden.

Kitchen/Diner

5.40m x 3.30m (17' 9" x 10' 10") With a selection of wall and base units with worktop over, integrated dishwasher, fridge/freezer, stainless steel bowl and mixer tap, integrated gas hob and splashback, eye level integrated double oven, tiled flooring, heating radiator and ceiling pendant lighting.

Agents Note

This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband strengths are (standard 22mbps, ultrafast 1000mbps) Mobile signal is full strength for EE and Vodafone and medium strength for O2 and Three.

Lounge

5.80m x 3.20m (19' 0" x 10' 6") With UPVC double glazed doors lading out to the rear garden, window to the front, heating radiator, ceiling pendant lighting and carpeted.

Ground Floor WC

A handy downstairs cloakroom with WC, hand wash basin, tiled flooring, heating radiator and ceiling pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. With a small UPVC double glazed window to the front and access to a storage cupboard.

Bedroom 1

3.50m x 2.10m (11' 6" x 6' 11") A good sized master with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and access to the en-suite.

En-Suite

With UPVC double glazed window to the rear, double walk in shower enclosure with wall mounted electric shower, WC, hand wash basin, wall mounted heated towelrail, part tiled walling, tiled flooring and ceiling lighting.

Bathroom

A good sized family bathroom fitted with a white three piece suite consisting of bath, WC, hand wash basin, part tiled walling, ceiling lighting and tiled flooring.

Bedroom 2

3.20m x 2.90m (10' 6" x 9' 6") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.10m x 3.50m (6' 11" x 11' 6") With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

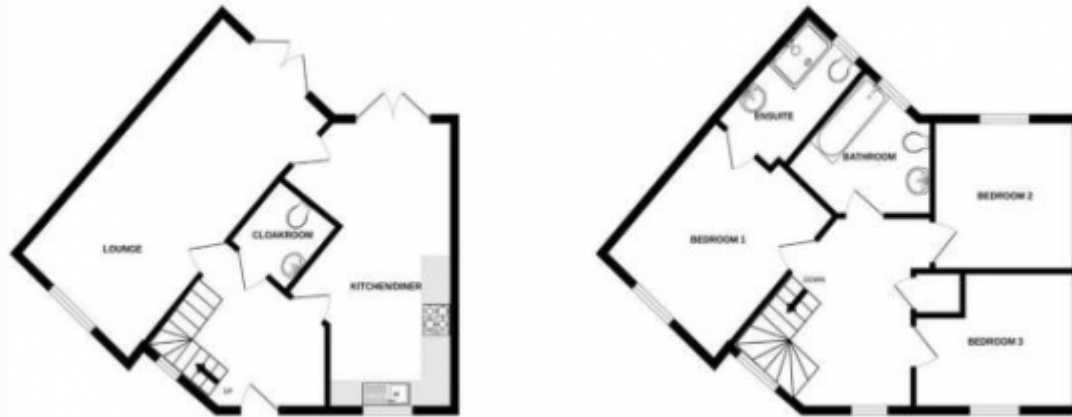
Rear Garden

Enclosed rear garden with slabbed patio area, laid to lawn garden and fenced and walled boundaries.

Legals

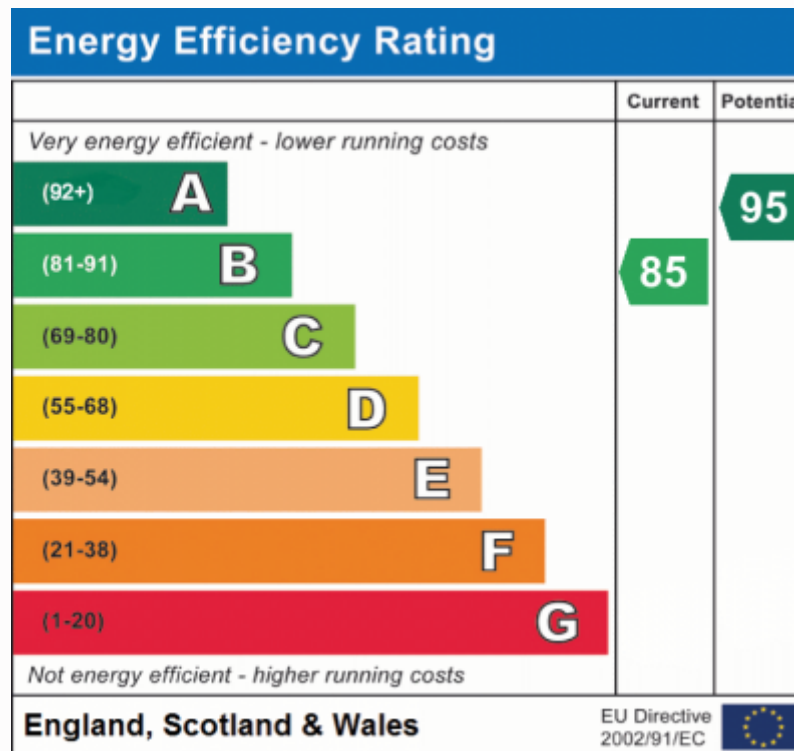
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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