



68 Kitling Greaves Lane, Burton-on-Trent, Staffordshire,
DE13 0PB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000 OIRO

Bill Tandy and Company are delighted to offer for sale this superbly updated and extended traditional semi detached residence located along the desirable Kitling Greaves Lane, which is in a semi rural location on the edge of Burton upon Trent in Outwoods. Within a short distance of desirable villages including Tutbury and Anslow, the property itself needs to be viewed to be fully appreciated. Offering deceptively spacious accommodation the property has been superbly improved by the current owners and historically extended and comprises canopy porch, reception hall, inner hallway, lounge with bow window, separate formal dining room, superbly updated family dining kitchen, conservatory/sitting room with French doors to garden, three generously sized first floor bedrooms, one having walk-in wardrobe, and updated family bathroom. A block paved driveway to the front with electric car charging point provides ample parking, there is a landscaped low maintenance rear garden with superb paved areas, artificial lawn, flower bed borders and shed, whilst one of the district features is the log cabin ideal for working from home with an en suite shower room, but could also be used as guests accommodation if required. Early viewings are strongly recommended.



LOCATION

Located along Kitling Greaves Lane this superb semi rural location is situated on the edge of Burton on Trent. There is desirable schooling nearby including Repton and the cathedral school in Lichfield. The market town of Burton has a number of health and leisure facilities and a range of shops, restaurants, library and supermarkets. There is easy access to St George's Park, Hoar Cross Hall both of which offer members gym and restaurant facilities, and also to commuter routes including the A38, A50 and M6 toll. Direct rail services are available from Burton to Birmingham and Derby, with Birmingham International and East Midlands airports a short distance away, and Lichfield Trent Valley station has services to London Euston.

CANOPY PORCH

with double glazed front entrance door flanked by windows opening to:

GENEROUSLY SIZED RECEPTION HALL

5.38m x 2.23m (17' 8" x 7' 4") having wood style tiled floor, upright designer radiator and feature high ceiling with spotlighting.

INNER HALL

with staircase to first floor accommodation, upright designer radiator, useful cloaks store cupboard, double glazed window to front and glazed double doors open to:

LOUNGE

5.16m x 4.04m (16' 11" x 13' 3") this 'L' shaped main lounge has a double glazed bow window to front, upright designer radiator, feature fireplace having a slate style hearth with recess and wooden mantel beam above with space for electric fire and glazed double doors with windows either side open to:

DINING ROOM

4.85m x 2.91m (15' 11" x 9' 7") this highly versatile formal dining room could be used as a family room if required having a superb range of storage cupboards and shelving, recessed display alcove, designer radiator and a square archway leads to:



OPEN PLAN FAMILY DINING KITCHEN

7.35m max x 6.17m max (24' 1" max x 20' 3" max) being superbly extended and ideal for entertaining, there is a generous sized area for sofa and dining table. There are two contemporary radiators, high ceiling, spotlighting, three central key light fittings, windows to rear, skylight window and wood style tiled floor. The kitchen area has an abundance of units comprising base cupboards and drawers with Corian work preparation tops above, inset one and a half bowl sink area with swan neck mixer tap, wall mounted storage cupboards with lighting, integrated dishwasher and washing machine, space for range style cooker, space for double width American style fridge/freezer, larder storage cupboards and double doors open to:

CONSERVATORY SITTING ROOM

7.37m x 2.51m (24' 2" x 8' 3") having an abundance of double glazed windows overlooking the rear garden, French doors to garden, upright designer radiator and wood style tiled flooring.

FIRST FLOOR LANDING

with doors leading off to further accommodation.

MASTER BEDROOM

4.50m max x 4.42m max (14' 9" x 14' 6") this superb sized main bedroom could potentially be divided into two rooms if required having double glazed windows to front and side, contemporary designer radiator, ceiling spotlighting, loft access, double doored wardrobe and double doors open to a:

WALK-IN WARDROBE

2.25m x 1.38m (7' 5" x 4' 6") having a superb range of hanging space with two tiered shelving above and spotlighting.



BEDROOM TWO

3.55m x 3.03m (11' 8" x 9' 11") having double glazed window to front, radiator, laminate flooring and double doored storage space with shelving.

BEDROOM THREE

3.04m x 2.98m (10' 0" x 9' 9") having laminate flooring, double glazed window to rear and double doored cupboard housing the Ideal boiler.

FAMILY BATHROOM

4.41m x 1.92m (14' 6" x 6' 4") having two double glazed windows to rear, wood style tiled flooring, towel rail, updated suite comprising double vanity unit with wooden work top and free-standing inset wash hand basin above, low flush W.C., twin ended whirlpool jet stream bath with tiled surround and shower cubicle with aqua boarding surround and shower over and ceiling spotlighting.

OUTSIDE

To the front of the property is a block paved driveway providing parking for numerous vehicles with electric car charging point and fenced and hedged surround. To the rear is a superbly landscaped and low maintenance garden having paved patio area and pathway leading to the rear of the garden, artificial lawned area, pond and flower bed borders. To the rear of the garden is a shed and decked terrace area being an ideal space for a hot tub. One of the distinct features of the garden is its superb log cabin.



LOG CABIN

insulated with double glazed doors and windows this superb log cabin is an ideal space for working from home, or could be ideal for guests, having two sections. The main room has laminate flooring, air conditioning unit providing cold and warm air and ceiling spotlighting. The second section is an EN SUITE SHOWER ROOM having wash hand basin, low flush W.C., shower enclosure with aqua-boarding and shower over, laminate flooring and ceiling spotlighting. The overall internal measurement of the log cabin with both sections is 5.36m x 2.62m (17' 7" x 8' 7").

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - Octopus Energy. T.V and Broadband - Sky. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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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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