

Kitling Greaves Lane
Burton-On-Trent

burchell edwards

# Kitling Greaves Lane
# Burton-On-Trent DE13 0PA

for sale offers over
**£350,000**







## Property Description

Situated on the sought-after Kitling Greaves Lane in Burton-on-Trent, this well-presented three-bedroom detached family home offers spacious and versatile accommodation, generous outdoor space, and excellent parking facilities.

Internally, the property features a welcoming living room, a spacious kitchen diner ideal for modern family living, a useful utility room, and a bright conservatory overlooking the rear garden. The original garage has been thoughtfully converted to create an additional family room, providing flexible living space that could be used as a playroom, home cinema, or hobby room. Completing the ground floor is a convenient shower room.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a large and private rear garden, perfect for entertaining and family enjoyment. At the end of the garden is a dedicated home office, offering an ideal space for those working remotely. To the front, a generous driveway provides off-road parking for multiple vehicles.

This fantastic family home combines flexible living accommodation with excellent outdoor space and occupies a desirable location close to local amenities, schools and transport links.

## Entrance Hallway

Tiled flooring, pendant light, central heating radiator x2, patio doors to front garden/driveway.

## Shower Room

Tiled flooring, shower cubicle, window to side elevation, low level flush W/C, hand wash basin, central heating radiator, spotlight, wall light.

## Family Room

Carpet flooring, pendant light x2, central heating radiator, window to front elevation, window to side elevation.

## Living Room

Carpet flooring, pendant light x2, window to front elevation, central heating radiator.

## Kitchen/Diner

Tiled flooring, spotlights, cupboards over counters, resin sink & drainer, patio doors leading to rear garden, central heating radiator, breakfast bar eating area.

## Utility Room

Tiled flooring, stainless steel sink & drainer, plumbing for washer, door to rear garden, pendant light.

## Conservatory

Wooden flooring, windows to rear elevation, access to rear garden, functioning log burner.

## Landing

Carpet flooring, pendant light, loft access, window to side elevation, storage cupboard.

## Bedroom One

Carpet flooring, window to rear garden, central heating radiator, pendant light, access to Bedroom Two.

## Dressing Room/Bedroom Two

Carpet flooring, window to front garden, central heating radiator, pendant light, access to Bedroom One.

## Bedroom Three

Carpet flooring, window to front elevation,

central heating radiator, pendant light x2, built in wardrobe.

## Family Bathroom

Tiled flooring, window to rear elevation, low level flush W/C, hand wash basin, shower over bath, central heating radiator, pendant light.

## Front Garden

Tarmac driveway providing off road parking for multiple vehicles while also providing enhanced privacy away form the roadside. Separate gravel area for additional parking if required.

## Rear Garden

Enclosed rear garden, high level of privacy, tiered aspect, decking seating area, patio slabbed storage area, large artificial turf play area, functioning summer house at the top of the garden.

## Summer House

Wooden flooring, pendant light, windows to rear garden, functioning Internet and electricity.




















Total floor area 151.9 m² (1,635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

**T 01283 530 169**
**E burton@burchelledwards.co.uk**

Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

**check out more properties at burchelledwards.co.uk**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.