



Brunt Lane
Woodville
DE11 7EW

£300,000

****NO UPWARD CHAIN****..A spacious 5 bedroom, 2 bathroom 1500 Sq Ft DETACHED FAMILY HOME occupying an excellent plot & position within this POPULAR DEVELOPMENT, 2 reception rooms, living kitchen, HUGE POTENTIAL to further adapt, landscaped rear garden, single garage & DOUBLE WIDTH DRIVEWAY



Property Features

- Detached Home
- Spacious Interior
- 1500 Sq Ft
- Landscaped Garden
- No Chain
- 5 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Living Kitchen
- No Chain

Full Description

Occupying an excellent plot and position within this now established development, conveniently positioned just off High Street in the centre of Woodville, this is a great opportunity to acquire a spacious 5-bedroom, 2 bathroom detached family home, with an impressive 1500 sq ft (incl grge) of space, offering huge potential to further improve and adapt.

Offered to the market with no upward chain, the property also benefits from gas central heating, UPVC double glazing, ensuring the property is economical in terms of running costs with a current EPC rating of C.

With a deep entrance hall, there is a cloakroom/wc, a good sized lounge, separate dining room, the breakfast kitchen enjoys a comprehensive range of units with integrated appliances and a separate utility room.

On the first floor are five versatile bedrooms including the main bedroom with en-suite shower and walk in wardrobe, completing the first floor is the main family bathroom. With a deep double width drive, there is ample off road parking giving access to the single integral garage, whilst to the rear is a low maintenance landscaped rear garden.

Forming part of this popular development off High Street, lying within easy reach of Woodville's excellent range of local amenities including Woodville Infant School, Tesco Express, Takeaways, regular Bus service into Burton on Trent and Swadlincote. Woodville is also convenient for the National Forest with Conkers Visitor Centre, Moira Furnace and Hicks Lodge with its many cycle paths and walks all within 10 minutes drive

TENURE

We are advised the property is Freehold

COUNCIL TAX

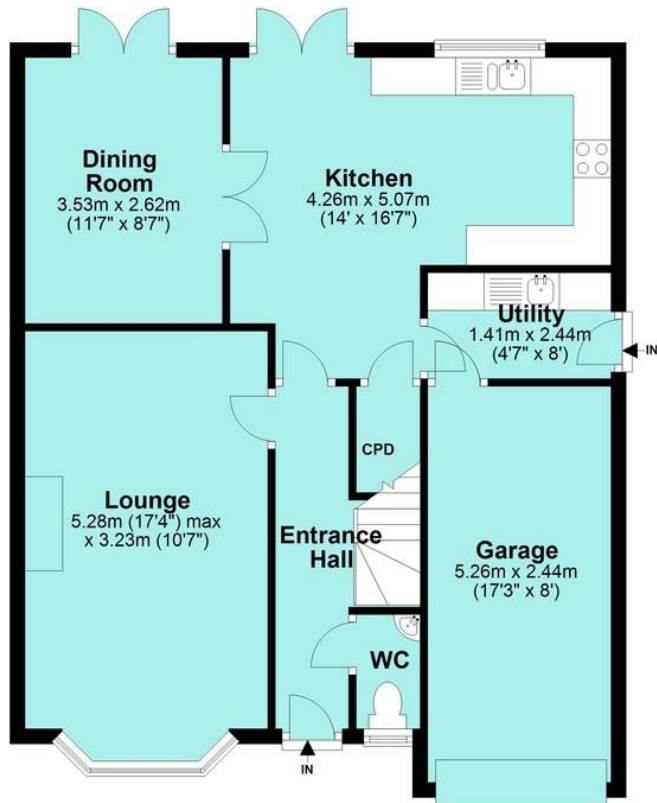
The property is in Band E





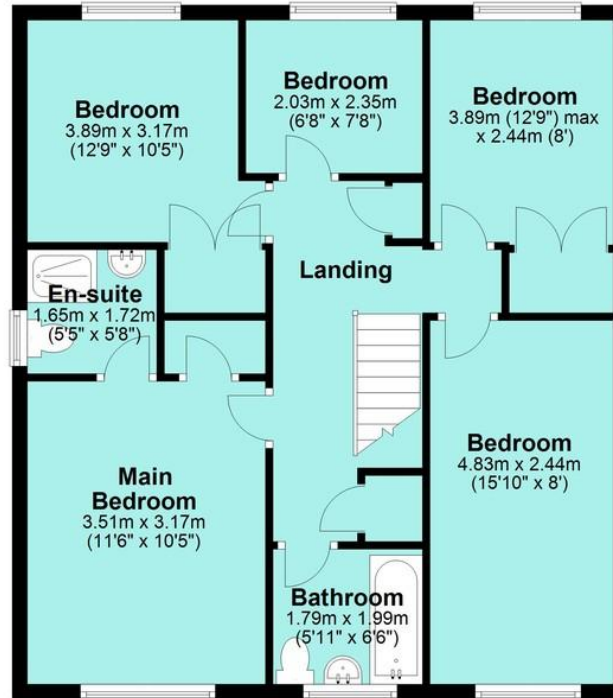
Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.9 sq. feet)



Total area: approx. 140.1 sq. metres (1507.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements