

# Newton Leys

Burton-on-Trent, DE15 0DW



Well presented extended three bedroom semi detached home full of features including generous garden, extended dining room and off road parking for multiple cars. Located in a highly convenient location close to local schools, shops and has great transport links.

£220,000



John German 

As you enter into the main hallway, the lounge is located to the left hand side and benefits from neutral décor, carpets and gas fireplace. Through double doors you head into the extended dining area. This spacious room has neutral décor, laminate flooring and access to the rear gardens through a sliding patio door.

The kitchen is at the rear of the home, also with access to the garden and is fitted with both under counter and overhead cupboards, electric oven and hob. The work surfaces and cabinetry have a modern feel and a window overlooks the rear garden.

The first floor consists of three bedrooms and family bathroom. The family bathroom features built in storage, WC, wash hand basin and bath with an overhead shower.

The master bedroom is a generous size, featuring carpets and well maintained décor, there is also some built in storage. Bedrooms two and three are ideal children's bedrooms.

The rear garden features a paved patio area, raised garden beds and is a lot bigger than most homes of this size due to the large corner plot.

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

**Property construction:** TBC

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 C

**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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

**Our Ref:** JGA/29022024

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



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#### Agents' Notes

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