

# Kitling Greaves Lane

Burton-on-Trent, DE13 0PA



A lovely traditional detached bungalow on a superb garden plot, ready to modernise in your own style. Available with the advantage of no upward chain. Highlights include two bedrooms, lounge, good size kitchen, conservatory, dressing room/study, good size drive & gardens.

£195,000



John German

Situated on a lovely established residential road is this superb detached bungalow ready to modernise in your own style, available with the advantage of no upward chain.

Standing on a lovely garden plot with a lawned front garden and driveway providing ample off road parking. The front entrance door opens into the porch which in turn leads to the hallway with doors leading off.

The lounge is a light and spacious room with bay window framing views to front and a fire surround providing the focal point.

To the rear of the property, there is a lovely kitchen equipped with a range of base and eye level units with work surfaces over, integrated fridge freezer, oven, hob and extractor, window to side and window and door framing views across the rear garden.

Across the hallway there are two bedrooms with the master being a generous double having a dressing room/home office/study off with built in storage and window framing views to front. From the master bedroom there is also a conservatory/sunroom offering views across the rear garden. Bedroom two is also a well proportioned room with views to front.

The property also has a wet room style shower room with shower, pedestal wash hand basin and WC.

The garden to rear has a paved terrace, concrete path and shaped lawns, together with a timber shed and side entrance via gate.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

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

**Our Ref:** JGA/20082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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