

Kitling Greaves Lane

Burton-on-Trent, DE13 0PA

John German





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£425,000

A beautifully finished four-bedroom detached home offers a superb and spacious layout, a large rear garden and a private ensuite to the master bedroom – all ideal for family living.

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This property on Kitling Greaves Lane is an ideal family home that blends modern design with comfort and practicality. Its open-plan kitchen/diner, generous sized living room and large rear garden make it perfect for families who enjoy both indoor and outdoor living. With four bedrooms including an en-suite master, this property offers flexibility to suit a growing family's needs.

Located in the heart of Burton Upon Trent, the property benefits from its proximity to a range of local amenities. Just a short distance away, you'll find several convenience stores and supermarkets, including Co-op Food, and larger supermarkets such as Tesco and Aldi, all within a few minutes' drive. Families will appreciate the excellent local schools in the area, including Outwoods Primary School and the well-regarded John Taylor Free School, both of which are easily accessible from Kitling Greaves Lane. For secondary education, the Paget High School and De Ferrers Academy are also nearby.

The home has an expansive block paved driveway to the front which offers off road parking for multiple vehicles. As you enter the home, you are greeted by the hallway which almost immediately opens up to the open plan kitchen diner.

Arguably, the heart of the home is the open plan kitchen / diner which the sellers have recently created. Designed with both functionality and style in mind, the kitchen has many modern fixtures and fittings such as matching wall and base units with quartz worktops above, eye level electric Neff oven, integrated Neff Microwave, Neff induction hob with cooker hood above, integrated fridge freezer, integrated dishwasher, boiling tap and French doors leading to the rear garden.

The spacious living room is a great space to relax with fireplace and window to front. The living room is adjoined by a conservatory to the rear. The conservatory offers an additional, versatile space filled with natural light. With direct access to the rear garden, this room is ideal as a reading nook, playroom, or garden room.

The ground floor is then finished by a conveniently located downstairs WC.

The first floor landing provides access to four ample sized bedrooms. The pick of the four is the master bedroom which is a fantastic size (17'4" in length) and has the luxury of its own en suite shower room which has a walk in shower, WC and wash hand basin. The first floor is then finished with a modern family bathroom with shower over bath, wash hand basin, WC.

One of the standout features of 5 Kitling Greaves Lane is its impressive rear garden, a perfect outdoor space with plenty of space for play, relaxation and outdoor dining. The expansive lawn area offers ample room for family activities or potential landscaping projects, while the garden's size and layout provide privacy and tranquillity.

To finish, the home enjoys a double garage which has power and lighting throughout. The garage can be accessed to the front via electric up and over doors or an external door to the back (accessed from the rear garden).

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:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



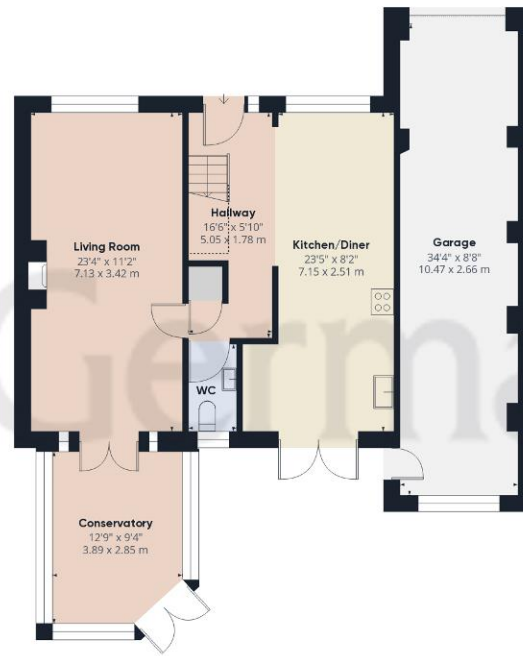


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Ground Floor

Approximate total area⁽¹⁾

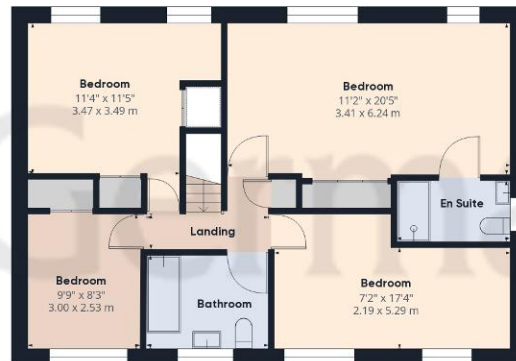
1779.47 ft²

165.32 m²

Reduced headroom

13.52 ft²

1.26 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 85 B	← 87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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