

# Kitling Greaves Lane

Burton-on-Trent, DE13 0PA



Available with no upward chain is this lovely traditional detached bungalow standing on a wonderful 0.19 acre garden plot set in an established non estate location. Featuring a long drive and carport, dual aspect lounge with fireplace, dining room, fitted kitchen, 2 double bedrooms, a spacious bathroom with both a bath and shower.

£300,000

John German 

Situated in a lovely non estate established location is this impressive traditional detached bungalow set on a 0.19 acre plot, perfect for those seeking a large garden and plenty of parking provided by the spacious block paved drive plus a carport.

The porch opens through to the entrance hall with doors leading off. To the left is a light and airy lounge featuring a dual aspect outlook and a focal fireplace. Further along the hall is the dining room having a window to side, chimney breast plus a handy fitted storage cupboard. Adjoining this room is the kitchen which has a range of newly fitted units, an integral oven and hob along with a window and door opening out the rear garden.

Bedroom one is a lovely double with a bay window framing views to front and bedroom two is also a double enjoying rear garden views. The superb bathroom is well appointed with a modern suite including both a bath and separate shower, WC and vanity basin.

The rear gardens offers a wonderful outdoor space with shaped lawns, a wildlife pond, mature trees and shrubs, green house and garden shed (we believe the shed is asbestos).

**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.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

**Property construction:** Standard

**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:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

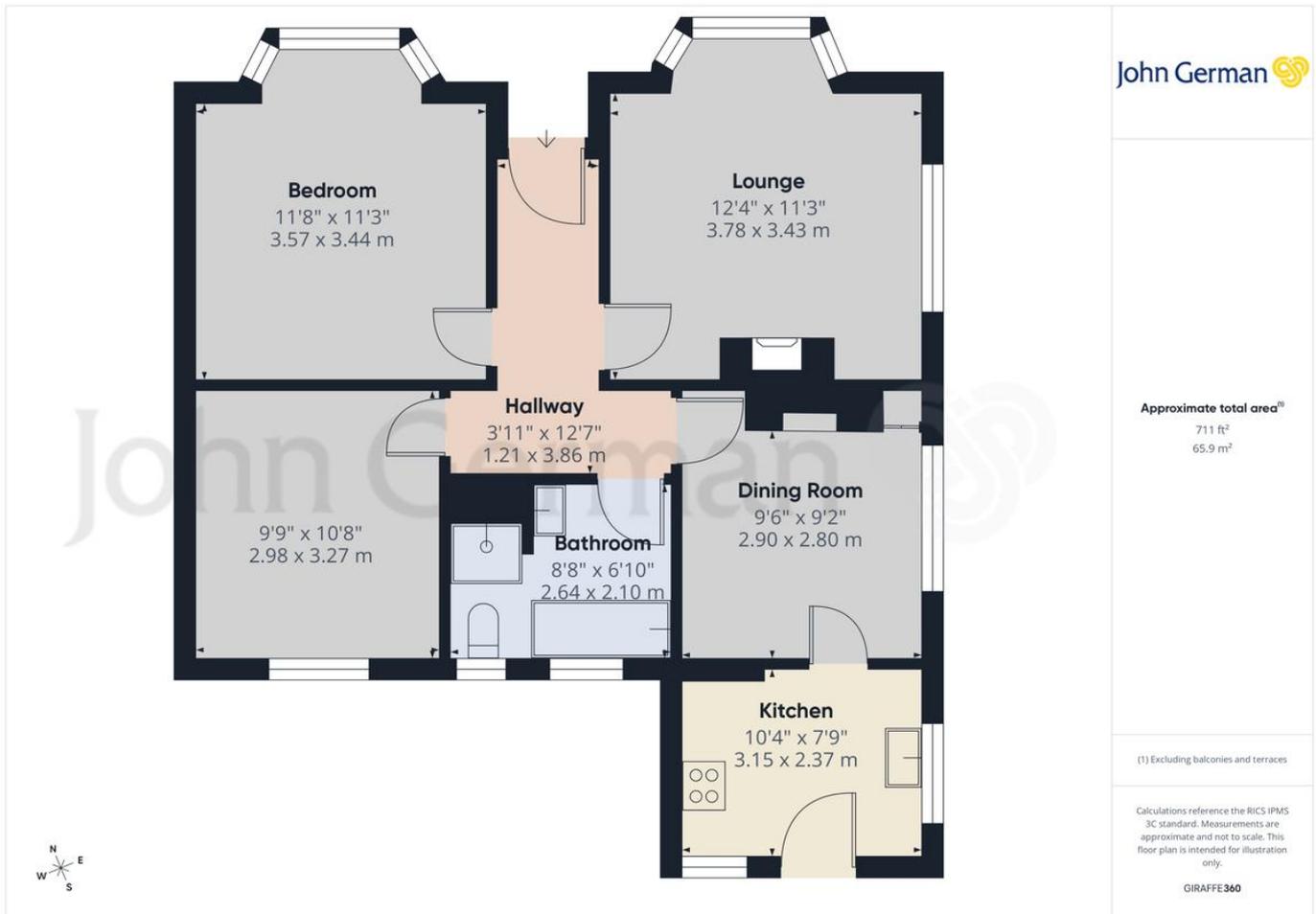
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environmental-agency](http://www.gov.uk/government/organisations/environmental-agency)

**Our Ref:** JGA/08012026

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



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#### Agents' Notes

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#### 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.

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