



**Beech Lane, Stretton**

Burton-On-Trent, Staffordshire, DE13 0DU

**NEWTON**FALLOWELL 



**Beech Lane, Stretton**  
**Burton-On-Trent, Staffordshire, DE13 0DU**  
**Asking Price £160,000**

**\*\*\* Spacious Family Home \*\*\* Virtual Tour Available \*\*\***

Newton Fallowell are delighted to market this spacious and extensive semi detached family home set in the heart of Stretton Village. Set within walking distance of all local amenities this home benefits from gas central heating and Upvc double glazing and comprises of in brief:- entrance hall, reception room, dining room, kitchen, utility and guest cloak room. First floor offers three well proportioned bedrooms and a family bathroom. Outside provides allocated parking to the front as well as an extensive landscaped rear garden.

**Accommodation In Detail**

**Entrance Hall**

6' x 13'1" (1.83m x 3.99m)

having one central heating radiator and staircase rising to first floor.

**Reception Room**

11'2" x 13' (3.40m x 3.96m)

having Upvc double glazed window to front elevation, one central heating radiator and feature fireplace.





### Dining Room

11'9" x 13' (3.58m x 3.96m)

having Upvc double glazed window to rear elevation, recently up-graded central heating radiator and feature brick open fireplace.

### Kitchen

10'9" x 7'9" (3.28m x 2.36m)

having array of base and wall mounted units with complementary working surfaces, stainless steel sink and draining unit, Upvc double glazed window to side elevation, plumbing for washing machine, space for fridge, four ring gas hob with extractor fan over and integrated oven and grill.

### Utility Area

5'5" x 4'7" (1.65m x 1.40m)

having Upvc double glazed window to rear elevation and obscure Upvc door opening out to side elevation.

### Guest Cloak Room

having obscure Upvc double glazed window to rear elevation, low level wc and wall mounted sink.

### On The First Floor

#### Landing

27'9" x 7'2" (8.46m x 2.18m)

having one central heating radiator.

#### Office Area

5'6" x 6' (1.68m x 1.83m)

having single glazed window.

### Master Bedroom

11'3" x 10'4" (3.43m x 3.15m)

having Upvc double glazed window to front elevation, one central heating radiator and built-in wardrobes.

### Bedroom Two

10'4" x 11'9" (3.15m x 3.58m)

having Upvc double glazed window to rear elevation and one central heating radiator.

### Bedroom Three

6'6" x 7' (1.98m x 2.13m)

having Upvc double glazed window to rear elevation and one central heating radiator.

### Family Bathroom

having obscure Upvc double glazed window to side elevation, three piece suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin and heated towel rail.

### Outside

To the front is an allocated parking space and side access leads to the rear landscaped garden which has multiple seating areas, decked seating areas, lawned garden, range of shrubs, plants and trees.

### Services

All mains are believed to be connected.

### Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note



The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



- Extensive Family Home
- Virtual Tour
- Two Reception Rooms
- Three Well Proportioned Bedrooms
- Downstairs WC
- Large Landscaped Rear Garden
- UPVC Double Glazing / Gas Central Heating
- Sought After Village
- Off Road Parking
- Viewing A Must





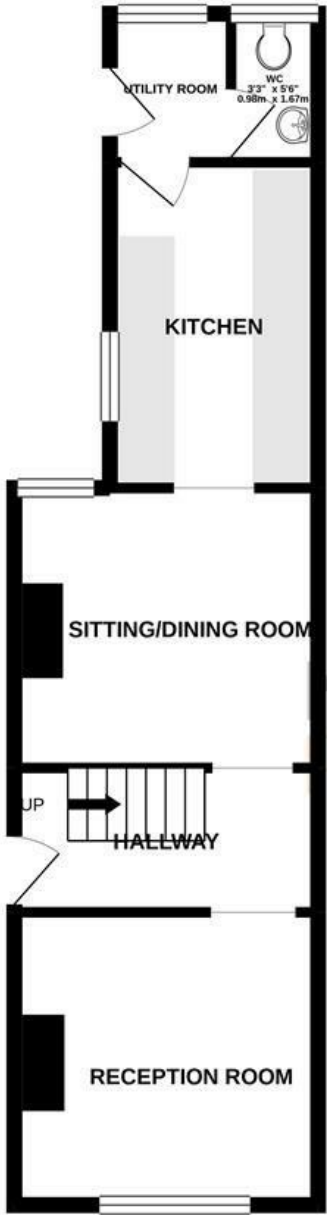
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) <b>A</b></div></div>		<div><div></div><div>61</div></div>	<div><div></div><div>81</div></div>
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<div><div></div><div>(69-80) <b>C</b></div></div>			
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<div><div></div><div>(21-38) <b>F</b></div></div>			
<div><div></div><div>(1-20) <b>G</b></div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
<div><div></div><div>(92 plus) <b>A</b></div></div>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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