



Sales Lane, Winhill

Burton-On-Trent, Staffordshire, DE15 0DN

NEWTONFALLOWELL 

Sales Lane, Winhill

Burton-On-Trent, Staffordshire, DE15 0DN

£179,950

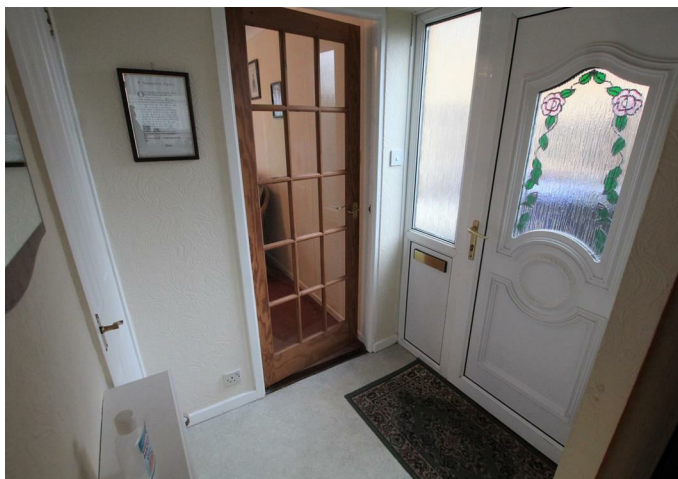
Newton Fallowell are pleased to be able to offer for sale this well positioned three bedroomed detached home which is located in a popular and convenient location close to open fields and also within close proximity of amenities and facilities. The gas centrally heated and Upvc double glazed home is of good proportions and in brief comprises: entrance lobby, reception room, dining room, kitchen and conservatory. First floor offers three well proportioned bedrooms and a family bathroom. Outside provides landscaped gardens to front and rear with a driveway leading to single attached garage.

Accommodation In Detail

Entrance Lobby

4'5" x 5'1" (1.35m x 1.55m)

having one central heating radiator and understairs storage cupboard.



Kitchen

10'1" x 7' (3.07m x 2.13m)

having single glazed wooden window looking into the conservatory, range of base and wall mounted units, integrated oven with space for microwave over, four ring induction hob with extractor fan over, space for fridge and sink and draining unit.

Dining Room

8'5" x 10'1" (2.57m x 3.07m)

having one central heating radiator, staircase rising to first floor and sliding doors leading through to the conservatory.

Reception Room

11'2" x 15'7" (3.40m x 4.75m)

having Upvc double glazed window to front elevation, one central heating radiator and exposed brick fireplace with fitted electric fire.

Conservatory

7'4" x 17'2" (2.24m x 5.23m)

having Upvc double glazed windows to rear elevation, door leading out to rear garden and access to garage.

Garage

7'7" x 18'3" (2.31m x 5.56m)

On The First Floor

Landing

3'9" x 9'4" (1.14m x 2.84m)

having Upvc double glazed window to side elevation and airing cupboard housing the recently re-fitted gas fired central heating boiler.

Family Bathroom

having obscure Upvc double glazed window to rear elevation, one central heating radiator, low level wc, pedestal wash hand basin and double walk-in shower cubicle.

Master Bedroom

12' x 11'5" (3.66m x 3.48m)

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

Bedroom Two

9'4" x 10'5" (2.84m x 3.18m)

having Upvc double glazed window to rear elevation, one central heating radiator, built-in wardrobes and overstairs storage cupboard.

Bedroom Three

8'7" x 6'5" (2.62m x 1.96m)

having Upvc double glazed window to front elevation, one central heating radiator and chest of drawers.

Outside

To the front is a mature landscaped fore garden and an extensive driveway provides ample off road parking and leads to the single garage. To the rear is a landscaped garden with paved seating area, wc, greenhouse, lawned garden, 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.



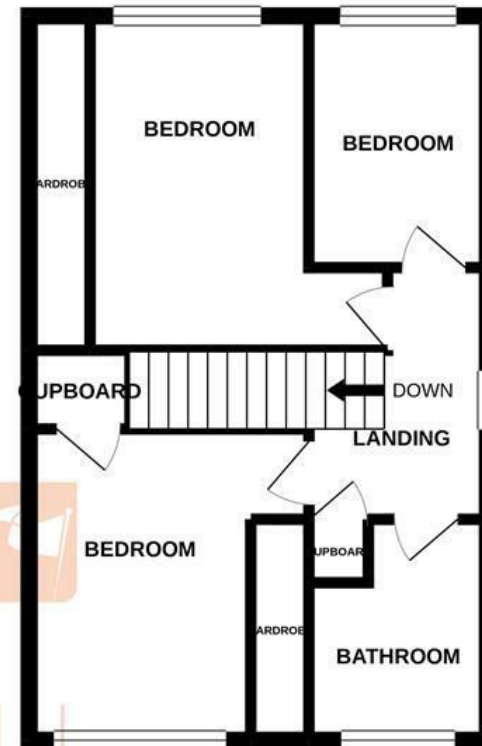
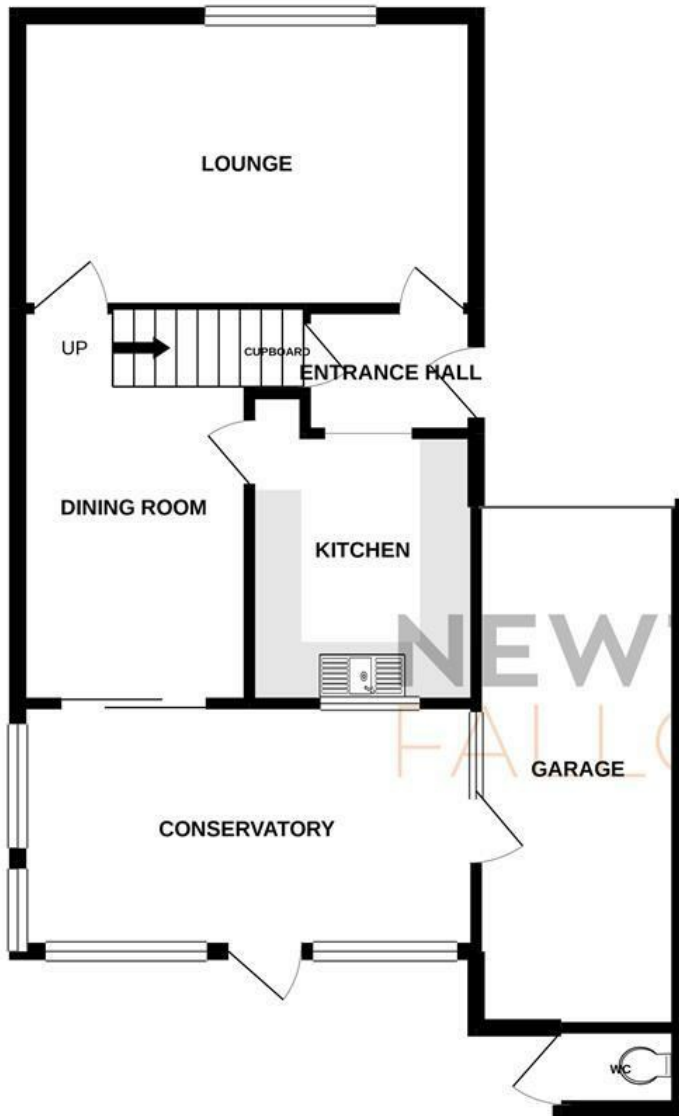
- Detached Family Home
- Virtual Tour Available
- Three Well Proportioned Bedrooms
- Landscaped Front & Rear Gardens
- UPVC Double Glazed / Gas Central Heating
- Garage
- Popular Location
- Field Views
- Ample Off Road Parking
- Viewing A Must



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	80
Not energy efficient - higher running costs	
64	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



**NEWTON
FALLOWELL**

t: 01283564657

e: burton@newtonfallowell.co.uk

www.newtonfallowell.co.uk

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

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.
Made with Metropix ©2020

