

Kitling Greaves Lane, Burton-On-Trent, DE13 0PA

Nicholas Humphreys

Asking Price £235,000

AN IMPRESSIVE AND MODERNISED THREE-BEDROOM SEMI-DETACHED FAMILY HOME WITH A STUNNING OPEN-PLAN DINING KITCHEN AND EXTENSIVE GARDENS.

Occupying an established plot, set back from the road behind a generous front garden and block-paved driveway providing ample off-road parking, this beautifully improved semi-detached home offers spacious and versatile family accommodation.

The property features a front lounge with feature fireplace, an impressive open-plan dining kitchen with central island, integrated appliances and skylight windows, together with a guest cloakroom and conservatory overlooking the rear garden. To the first floor are three bedrooms, including two generous doubles, and a modern family bathroom with twin-head shower.

Outside, the property enjoys an extensive enclosed rear garden with an attractive pressed concrete patio, ideal for outdoor entertaining. Internal viewing is highly recommended.





The Accommodation

Ground Floor Accommodation

The accommodation is entered through a UPVC double-glazed front entrance door leading into an enclosed entrance porch, having a UPVC double-glazed window to the side aspect and ceramic tiled flooring, continuing through to a welcoming reception hallway. The hallway features a double radiator, staircase rising to the first-floor accommodation and an internal door leading through to the extended lounge.

The generously proportioned lounge provides a comfortable and inviting living space, with a feature fireplace incorporating a living flame coal-effect gas fire, creating an attractive focal point to the room. A UPVC double-glazed bow window overlooks the front garden, allowing plenty of natural light, whilst a radiator completes the accommodation.

A particular highlight of this impressive family home is the extended open-plan dining kitchen, providing a superb contemporary space ideally suited to modern family living and entertaining. The dining area benefits from a continuation of the ceramic tiled flooring, with ample space for a family dining table and chairs, complemented by a selection of useful built-in storage cupboards and an additional below-stairs storage cupboard.

From the dining area, an internal door leads through to the guest cloakroom, fitted with a white suite comprising a low-level WC and pedestal hand wash basin, together with ceramic tiled flooring, heated towel rail and UPVC double-glazed window.

The beautifully appointed kitchen offers an extensive selection of cream gloss-fronted base cupboards and drawers, complemented by matching eye-level wall units and generous preparation work surfaces. A central island provides an attractive focal point, incorporating a solid wood block preparation surface, additional storage drawers and cupboards, together with a built-in wine cooler. The kitchen is further enhanced by an impressive range of integrated appliances, including a built-in double oven, microwave, coffee machine and concealed dishwasher, whilst additional freestanding appliance spaces accommodate a washing machine and American-style fridge freezer. Double-glazed skylight windows flood the room with natural light, complemented by inset ceiling spotlights, creating a bright and welcoming environment.

A glazed internal door leads through to the conservatory, providing an additional reception area with UPVC double-glazed construction, ceramic tiled flooring and French patio doors opening directly onto the rear garden, creating a delightful connection between the internal living accommodation and outdoor entertaining space.

First Floor Accommodation

The staircase rises to the first-floor landing, having a double-glazed window to the side elevation and internal doors leading off to the three bedrooms and family bathroom. The property offers three well-proportioned bedrooms, including two generously sized double bedrooms, with the principal bedroom positioned to the front elevation of the home, alongside a third bedroom.

The family bathroom is fitted with a modern three-piece white suite comprising a low-level WC, hand wash basin and panelled bath with twin-head thermostatic shower above. A heated towel rail and UPVC double-glazed window to the side elevation complete the accommodation.

Outside

The property occupies an established and generously proportioned plot, set well back from the road behind an extensive front garden. A block-paved driveway provides ample off-road parking for several vehicles.

To the rear lies an extensive enclosed garden, offering an excellent outdoor space for families and entertaining. An attractive pressed concrete patio provides an ideal setting for outdoor dining and seating, with fenced boundaries offering a degree of privacy.

This extended and thoughtfully improved semi-detached home offers an excellent opportunity for families seeking spacious and versatile accommodation, with its impressive open-plan dining kitchen, three bedrooms, conservatory and generous gardens being particular features of the property.
Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Front Porch & Hallway

Guest Cloakroom

Lounge
4.67m x 3.20m (15'4 x 10'6)

Dining Area
3.66m x 2.82m (12'0 x 9'3)

Kitchen
3.84m max x 3.15m max (12'7 max x 10'4 max)

Conservatory
3.96m x 2.87m (13'0 x 9'5)

Bedroom One
3.25m x 3.20m (10'8 x 10'6)

Bedroom Two
3.15m x 2.90m (10'4 x 9'6)

Bedroom Three
2.06m x 1.75m (6'9 x 5'9)

Bathroom
1.83m x 1.45m (6'0 x 4'9)

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change











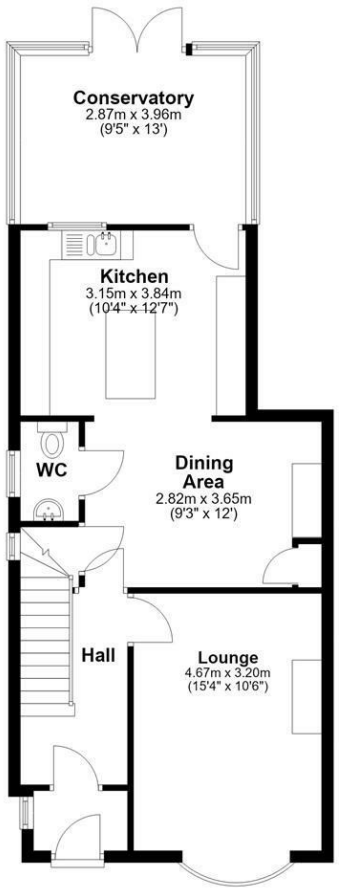




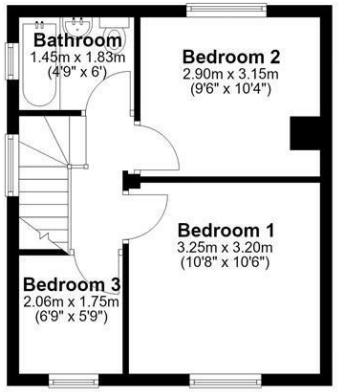




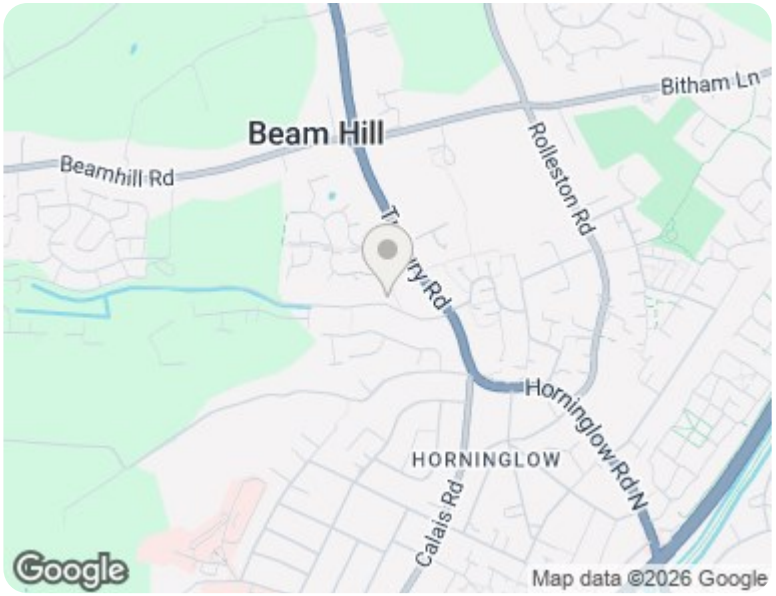
Ground Floor

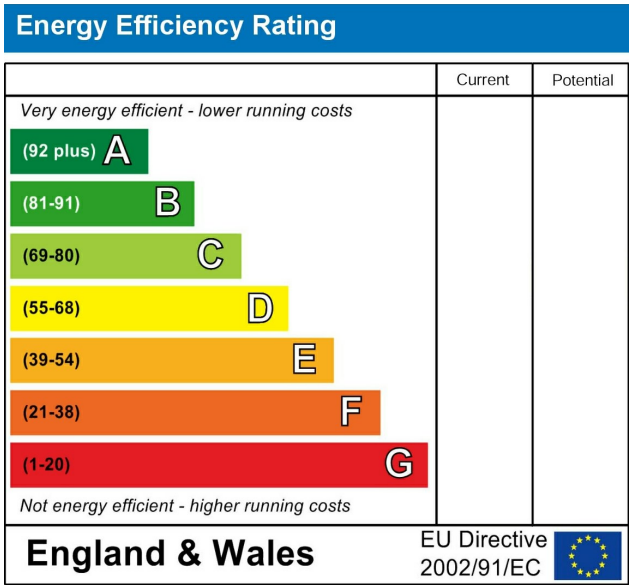


First Floor



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Plan produced using PlanUp.





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas **Council Tax Band C** **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme