



Leyfields Farm Mews, Anslow, Burton on Trent

Located within this desirable village location a beautiful barn style bungalow. The property occupies a popular and convenient location on the fringe of this well regarded village with delightful open fields on the rear aspect. The property benefits from gas fired central heating and sealed unit double glazing and in brief comprises: - spacious entrance hall, guest cloaks, large lounge with French doors opening on to the rear garden offering open rural views, good sized fitted kitchen, there are two bedrooms, the third bedroom is currently being used as a dining room together with a fabulous recently fitted shower room. Outside there are gardens to both front and rear aspects which are designed for ease of maintenance, a driveway provides ample parking and leads to a carport. A stunning location with viewings by strict appointment.



THE ACCOMMODATION

ENTRANCE HALL

Having beamed ceiling, fitted smoke alarm, central heating radiator, thermostatic control for central heating, boiler cupboard housing fitted gas fired combi central heating boiler.

GUEST CLOAK ROOM

Having low level wc, obscure double glazed window to front elevation, one central heating radiator and ceramic tiling to floor.

LOUNGE

4.47m x 3.12m (14'8 x 10'3)

Stunning Main Reception Room, having central heating radiator, fitted wall light points, fire surround with marble hearth and inset electric fire, sealed unit double glazed window to side elevation and sealed unit double glazed French doors opening onto the rear patio and garden beyond with fabulous open rural aspect views.

KITCHEN

3.76m x 2.16m (12'4 x 7'1)

Having an extensive array of cream shaker style base and eye level units with complementary rolled edged high gloss granite effect working surfaces, stainless steel sink and draining unit, sealed unit double glazed window to front elevation, beams to ceiling, low intensity spotlights to ceiling, central heating radiator, stainless steel extractor hood, half obscure glazed door to side elevation, half obscure glazed door to entrance hall, LED kickstrip skirting lights and concealed under unit lighting.

BEDROOM ONE

3.94m x 2.74m (12'11 x 9'0)

Master Bedroom having sealed unit double glazed window overlooking the rear garden and open fields beyond, central heating radiator and fitted double wardrobes and further double wall mounted cupboard.

BEDROOM TWO

3.05m x 2.74m (10'0 x 9'0)

Bedroom or a dining room having sealed unit double glazed window overlooking open fields to rear, one central heating radiator and beamed ceiling.

BEDROOM THREE

2.57m x 2.36m (8'5 x 7'9)

Having built-in double wardrobe, sealed unit double glazed window to front elevation and central heating radiator.

SHOWER ROOM

2.13m x 1.60m (7'0 x 5'3)

Having vanity wash hand basin, low level push button wc, shower with gravity fed power shower, spotlights to ceiling, fitted extractor vents, tiling to floor, and heated chrome ladder towel radiator.

OUTSIDE

Outside there are gardens to both front and rear aspects which are designed for ease of maintenance, a driveway provides ample parking and leads to a carport.

REAR GARDEN

An attractive rear garden with patio and lawn backing onto open farmland providing a high degree of privacy.

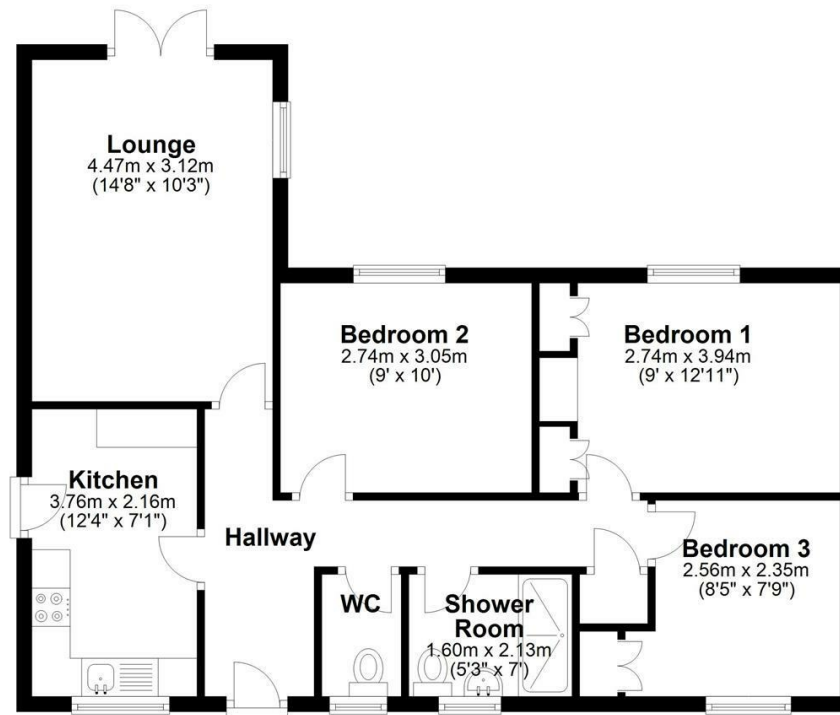
Draft details awaiting vendor approval and subject to change.

The home is currently tenanted, and some of the images used were taken before the current occupancy of the existing tenant. This images are to be considered a guide for marketing purpose.





Ground Floor



This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Services. Main's water, gas and electricity are understood to be available to the property but 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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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. 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.

Council Tax Band D
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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