



**Bitham Lane, Stretton, Burton-On-Trent, DE13 0HB**

**Asking Price £367,500**

Nicholas  
**Humphreys**

# Bitham Lane, Stretton, Burton-On-Trent

A delightful modern detached family home situated within a Cul-De-Sac location with the benefit of off road parking and single garage, side gated access which leads to a well established landscaped rear garden.

The internal accommodation provides an entrance hallway, ground floor cloakroom, lounge to front elevation with walk in bay window, separate dining room opening into a UPVC conservatory, modern fitted kitchen with built-in appliances and utility room.

The first floor accommodation has spacious landing with four generous bedrooms, master en-suite shower room and separate fitted family bathroom. The property benefits from UPVC double glazing and gas central heating throughout and is situated within a small Cul-De-Sac only supplying two properties in the sought after area of Stretton and Bitham Lane. All internal viewings are strictly by appointment only. Council Tax Band E.



## The Accommodation

Open exterior storm canopy with a UPVC double glazed front entrance door leading to:

### Reception Hallway

With a single radiator, a useful built-in cloaks cupboard, an additional under stairs storage cupboard, staircase rising up to first floor and doors leading off to:

### Guest Cloakroom

Fitted with a modern white suite with low level WC, hand wash basin, radiator, tiled flooring and UPVC double glazed window.

### Lounge

6.40m into bay x 3.30m (21'0 into bay x 10'10 )

A spacious front reception room with a living flame coal effect gas fire set within a marble stone fireplace, UPVC double glazed window to both front and side elevations, radiators and coving to ceiling.

### Dining Room

2.95m x 2.67m (9'8 x 8'9)

With radiator, coving to ceiling and open plan through to conservatory.

### Conservatory

3.10m x 2.69m (10'2 x 8'10)

A UPVC double glazed conservatory with double glazed roof and French patio doors opening out onto rear garden and a glass roof.

### Kitchen Diner

3.91m x 3.15m (12'10 x 10'4)

A modern open plan re-fitted living/dining/kitchen incorporating a selection of high white gloss units, ceramic single drainer sink unit built into polished preparation work surfaces, integrated freezer, double oven, four ring induction hob with angled extractor hood above, inset spotlights to ceiling, UPVC double glazed window overlooking the attractive garden, tiled flooring, radiator and door to the utility room.

### Utility Room

2.13m x 1.96m (7'0 x 6'5)

Fitted with a matching range of wall mounted cabinets and larder units. Plumbing and space for washing machine, plus further spaces for tumble dryer and fridge/freezer. Ceiling light point, window to side aspect, and door to side.

## First Floor

first floor landing with a double glazed window to the side aspect, access to loft space with ladder with doors leading off to:

### Master Bedroom

5.49m max x 3.33m max (18'0 max x 10'11 max)

With a selection of double built-in wardrobes, overhead storage cupboards, dressing table, radiator, UPVC double glazed window and door to:

### En-suite Shower Room

A modern re-fitted shower room fitted with a white suite with low level WC, hand wash basin, shower enclosure, radiator and double glazed window to the side elevation.

### Bedroom Two

2.97m x 2.95m (9'9 x 9'8)

With UPVC double glazed window and radiator.

### Bedroom Three

2.95m x 2.95m (9'8 x 9'8)

With UPVC double glazed window to rear elevation and radiator.

### Bedroom Four

2.72m x 2.57m (8'11 x 8'5)

With UPVC double glazed window and radiator.

### Family Bathroom

Fitted with a modern white suite comprising of a low level WC, pedestal hand wash basin, panel bath with shower over, UPVC double glazed window, radiator, inset spotlights and shaving point.

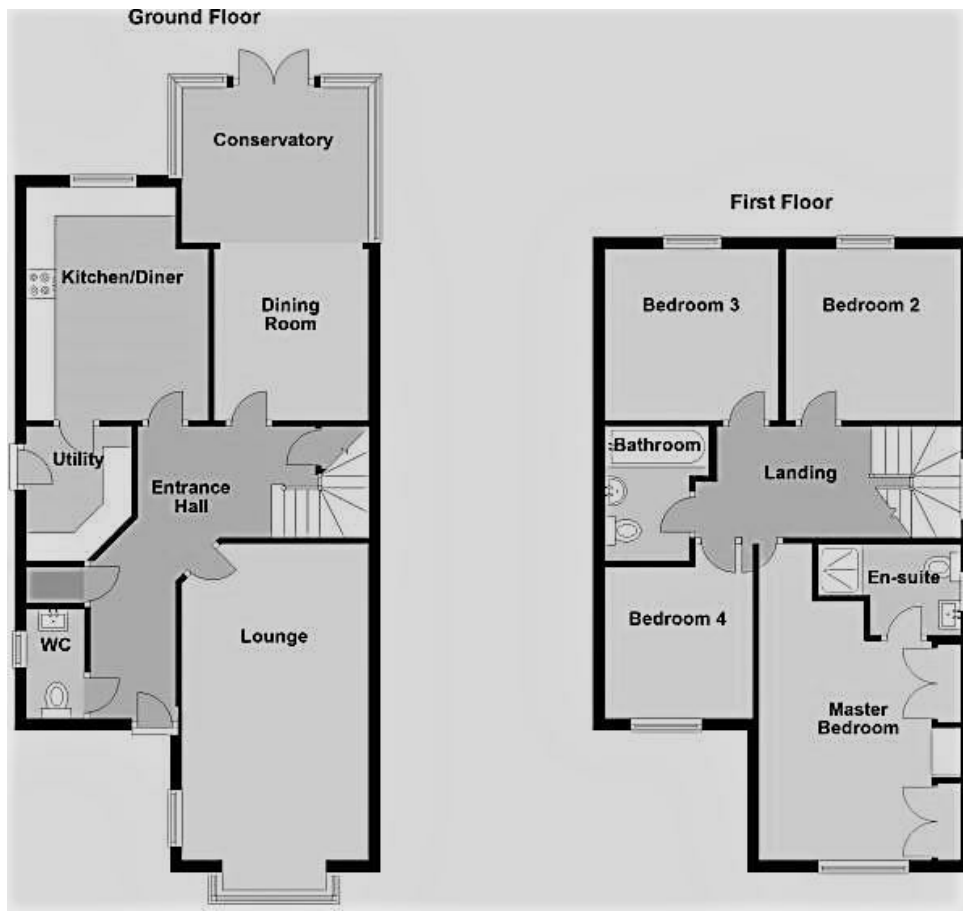
### Outside

The property occupies a desirable cul-de-sac location with only two properties, with blocked paved driveway providing off road parking, a single garage and front lawn garden with side paved pathway taking you to the rear elevation with a landscaped enclosed garden including shed and summerhouse, Indian sandstone patio, lawn, flower beds, and borders and fenced boundaries.

Draft details awaiting vendor approval and subject to change.







Council Tax Band E  
Freehold

**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.

**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 before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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