



## 80 Beech Lane

Stretton, Burton-On-Trent, DE13 0DU

£215,000



Unique opportunity to purchase this beautifully presented end-terrace property in a desirable position within the Village of Stretton. With gas central heating, uPVC double glazing, recently rewired, comprising of lounge, dining room, recently refitted kitchen, downstairs WC, utility, 2 double bedrooms, bathroom, outbuilding and enclosed rear garden. Close to village amenities, A38 and Burton Town Centre. William Shrewsbury and deFerrers catchment. Council Tax B, EPC E.



### Hall 12'0" x 5'10" (3.66 x 1.78m )

Accessed via wooden front door giving access to lounge, dining room and stairs to first floor. There is a useful under stairs cupboard with light. With uPVC window to side elevation, ceiling light point, radiator with trv, smoke alarm.

### Lounge 12'4" x 11'11" (3.78m x 3.64m)

Accessed via partially glazed door from hall with uPVC bay window to front elevation, coved ceiling with centre light, picture rail, feature fireplace , radiator with trv., phone., TV point and power points

### Dining Room 12'0" x 11'10" (3.68m x 3.61m )

A versatile room accessed with uPVC windows to rear and side elevation. The room has a feature fireplace, coved ceiling with light point, feature picture rail, power points,

### Kitchen 14'10" x 7'6" (4.53m x 2.30m )

Accessed from the Dining Room with uPVC double glazed window and opaque double glazed uPVC door to the side. Well appointed refitted Kitchen with a range of pale grey wall and base units, modern work tops, stainless steel 1.5 bowl sink and drainer with mixer tap over. White brick effect tiled splash back, integrated fridge, dishwasher and microwave, space for gas range cooker, Belling extractor fan over, Ideal Boiler housed in kitchen cupboard (under guarantee). Tile effect vinyl flooring, central heating radiator with trv.

### WC 3'4" x 2'5" (1.03 x 0.74)

With white WC and sink, dome ceiling light,

### Utility Room 8'6" x 6'6" (2.60m x 2.00)

Fitted with pale grey wall and base units, integrated fridge freezer, space for automatic washing machine, stainless steel sink 1.5 bowl with mixer tap over, uPVC opaque double glazed window to the side, part tiled walls, marble effect work tops and vinyl flooring. Dome ceiling light, central heating radiator with trv and electric power points.

### Master Bedroom 16'3" x 11'11" (4.95m x 3.63m )

Accessed from the landing with 2 uPVC windows to front elevation, 2 x central heating radiators with trv, ceiling light point, feature picture rail, TV point, electric power points.

### Bedroom 2 10'9" x 8'11" (3.29 x 2.73m )

Accessed from the landing with uPVC window to rear elevation, radiator with a trv, ceiling light point, feature picture rail and power points.

### Bathroom 15'7" x 7'6" (4.75m x 2.30m)

Newly refitted bathroom with uPVC double glazed opaque window to the rear elevation, freestanding white bath with shower attachment, white wash hand basin with drawers beneath, white WC, double shower cubical with mains shower with double showerhead, extractor fan, ceiling light point, wall light points, two wall mounted heated towel rails, tile effect vinyl flooring. partially tiled walls.

### External

#### To the Front

The walled fore garden is laid to lawn with a slabbed pathway leading into the shared entry with the properties front door to the right hand side and a gate leading to the rear of the property,

#### To the Rear

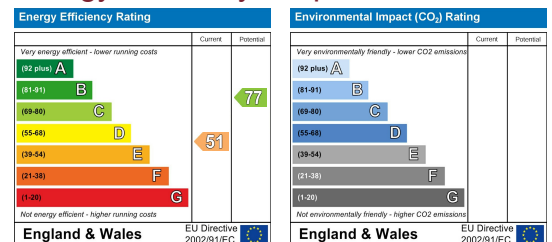
Accessed via a wooden gate from the entry, the fully enclosed rear garden has fenced boundaries, is partially laid to lawn with mature shrubs and has a paved patio area with external water tap and security lights. An outbuilding providing useful storage with light and power and a metal shed at the far end of the garden providing further storage.



### Floor Plans



### Energy Efficiency Graph



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