



13 Ladywell Close

Stretton, Burton-On-Trent, DE13 0FS

£134,950



Beautifully Refurbished 2 Bedroom Detached Bungalow within a popular retirement complex benefiting from uPVC double glazing and Gabarron electric heaters, new carpets and blinds. Close to the Doctors Surgery, village amenities, and with easy access to Burton town centre. Over 60s only (55 if registered disabled). Monthly management fee apply. EPC RATING E. COUNCIL TAX B.



Hall

Accessed via a Upvc part glazed door to the side, half glazed door giving access into the Lounge, textured ceiling with light point, smoke alarm, consumer unit

Lounge 15'1" x 11'10" min (4.60m x 3.61m min)

With uPVC double glazed bay window to the rear elevation, feature electric fire housed in fire surround, 2 x Gabarron electric radiators, TV aerial point, textured ceiling with light point, power points, telephone point, half glazed door giving access to the kitchen & panelled door leading to inner hallway. Wall mounted call assistant point and pull cord system.

Kitchen 12'5" x 6'7" (3.81m x 2.03m)

Refitted with a range of white gloss wall and base units, black worksurfaces and risers, ceramic white single drainer sink with chrome mixer tap over, plumbing point for washing machine, integrated dishwasher, built in electric oven with countertop electric hob and black extraction fan over, space for fridge-freezer, cupboard housing Ultra Flow water heater and shelving, textured ceiling with strip light, power points, smoke alarm. uPVC double glazed window to the front elevation

Inner Hall

Giving access to both of the Bedrooms and Bathroom, smoke alarm, textured ceiling with light point.

Bedroom 1 10'7" x 8'7" (3.25m x 2.62m)

With uPVC double glazed window to rear elevation, Gabarron electric radiator, power points, coved textured ceiling with light point, pull cord system.

Bedroom 2 9'10" x 6'2" (3.00m x 1.88m)

With uPVC double glazed window to front elevation, power points, textured ceiling with light point, Gabarron electric radiator, hatch giving access to the loft.

Bathroom 6'9" x 6'9" (2.06m x 2.06m)

Refitted with grey units incorporating Wc with low level flush, countertop wash hand basin with waterfall chrome mixer tap over, quadrant shower enclosure, marble effect splash-backs, Gabarron electric radiator, opaque glazed uPVC double glazed window to front elevation, textured ceiling with light point.

Outside

To the Front

A spacious Communal Car Park provides off road parking, path leading to the front door. Canopy over front door and outside security light

To the Side

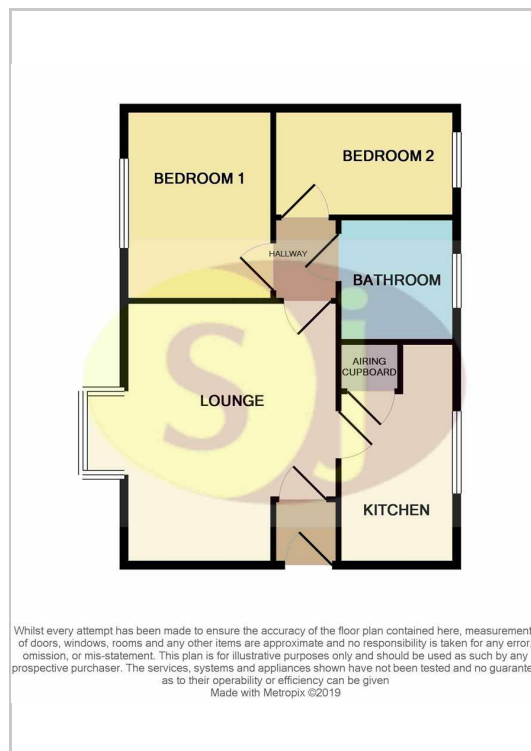
Gate providing access to the rear.

To the Rear

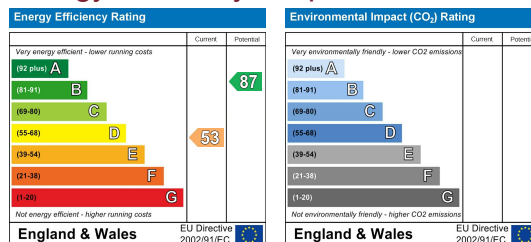
Maintained communal gardens to the rear, paved patio area and shed for storage



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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