



## 18 Ladywell Close

Stretton, Burton-On-Trent, DE13 0FS

£99,950



Over 60's only (55 if registered disabled). Offered for sale with no upward chain this 2 bed Retirement Bungalow with communal garden space set within a popular retirement complex in Stretton Village. Close to Doctor's Surgery, village amenities and easy access to Burton Town Centre. Accommodation comprising of Entrance Hall, Lounge/Diner, Kitchen, Wet Room and 2 Bedrooms. . Leasehold, EPC E, Council Tax B. Viewings by appointment only.



Entrance Hall 4'3" x2'10" (1.31 x0.88)

Approached via a uPVC D/G opaque door to the side of the property, textured ceiling with light point, wall mounted consumer unit, coat hooks, and door to Lounge/Diner.

Lounge 14'11" x 11'9" (4.57m x 3.59m )

With feature box bay uPVC double glazed window to rear aspect, glazed door leading to garden, 2 storage heaters , doors to Kitchen and Inner Hallway. textured ceiling with light point, power, TV aerial and telephone points, wall mounted Call Assistance point and emergency call system pull cords.

Kitchen 12'5" max x 6'7" (3.81m max x 2.02m )

With uPVC double glazed window to the front elevation, range of base and wall mounted units, roll edge work surface housing stainless steel single bowl sink with drainer and taps over, electric eye level Indesit oven, electric hob with Indesit extractor fan, plumbing for automatic washing machine, spaces for appliances, wall mounted electric heater, emergency call system pull cord, power points, textured ceiling with light point, airing cupboard housing hot water tank plus useful shelving.

Inner Hallway

With textured ceiling, light point, doors to Bedrooms and Wet Room.

Wetroom 6'8" x 6'10" (2.04m x 2.09m)

Fitted with low level flush wc, hand basin with chrome taps, Mira electric shower and shower curtain rail, wall mounted electric heater, emergency system pull cord and Opaque uPVC double glazed window to front elevation.

Bedroom 1 10'9" x 8'5" (3.28m x 2.58m )

With uPVC double glazed window to the rear elevation, storage heater , textured ceiling with light point, power points and emergency call system pull cord

Bedroom 2 9'10" x 6'3" m (3.02m x 1.91 m)

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

Externally

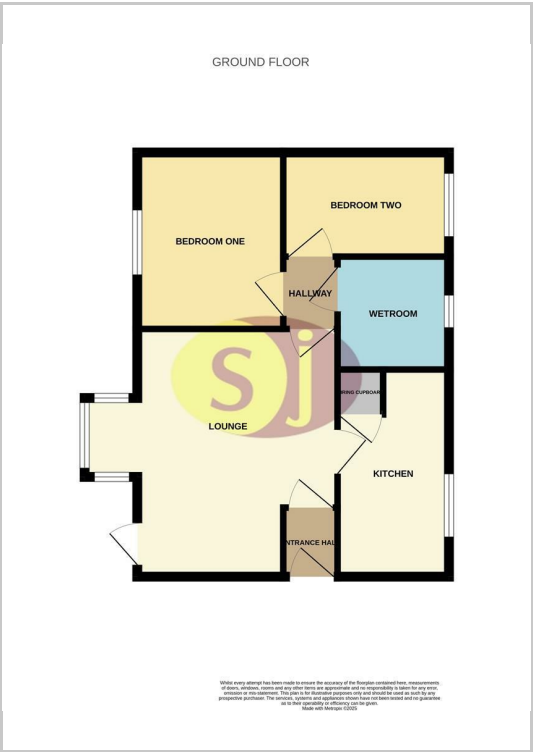
Accessed via a pathway from the communal car park area, small lawn to front, gate giving access to the rear garden

To the rear

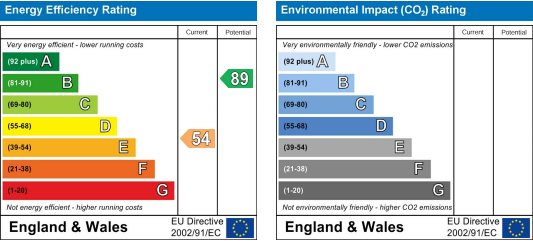
Communal garden with small lawn area gravelled borders and patio area.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.