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7 Lewis Drive  
Burton-On-Trent  
DE13 0PT

Offers In The Region Of  
£199,950

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- NO UPWARD CHAIN
- Two bed semi-detached bungalow
- Close to Queens hospital
- Drive and garage
- Double glazed and gas centrally heated
- Lounge, Kitchen and Conservatory
- Bathroom
- Garden

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

This two-bedroom semi-detached bungalow with a garage and parking is situated in a quiet cul de sac in this popular location. The property has the benefit of gas central heating and double glazing and is sold with no upward chain. The property, in brief, is comprised of a driveway approach leading to a garage with a side entrance door giving access to the hallway. There are two bedrooms, one overlooking the front garden and the principal bedroom looking out to the garden at the rear. There is a lounge to the front and doors leading off to a breakfast kitchen and a conservatory beyond. The bathroom is accessible from the hallway.

To the front of the property is a low maintenance garden with an adjacent drive leading to a garage. To the rear is a fully enclosed garden

### LOCATION

Lewis Drive is a quiet cul de sac situated off Bosworth Drive. This location is always popular, being within a short drive of Burton's town centre, close to Queens Hospital and has local amenities with the co-op, butchers, convenience shops and hairdressers. There is also a public bus service.

### ACCOMMODATION

#### L-SHAPED HALLWAY

2.28 x 1.17 & 0.93 x 3.22 (7'6" x 3'10" & 3'1" x 10'7")

Having a loft access point, a storage cupboard for linen and a further cupboard housing the domestic hot water and central heating boiler. Doors lead off to the bedrooms, bathroom and lounge.

#### LOUNGE

3.85 x 4.99 (12'8" x 16'4")

Having a bow window to the front aspect, coving to ceiling, a feature fire surround with a living flame effect gas fire sat on a marble style hearth and door opening into the kitchen

#### BREAKFAST KITCHEN

2.61 x 3.78 (8'7" x 12'5")

The kitchen has a range of base cupboards, drawers and wall-mounted cabinets. There is space for a washing machine, dishwasher, fridge and gas cooker. Worktops are inset with a sink and side drainer. There is coving to the ceiling, tiled splashback and space for a kitchen table and chairs. A door leads into the conservatory.





#### CONSERVATORY

2.38 x 2.59 (7'10" x 8'6")

A doors lead out onto the patio and there is a tiled floor.

#### BEDROOM ONE

3.29 x 3.34 (10'10" x 10'11")

A window looks out into the rear garden, there is radiator, ceiling light point and coving to ceiling

#### BEDROOM TWO

2.65 x 2.62 (8'8" x 8'7")

Having a window to the front aspect, radiator, coving to ceiling and ceiling light point.

#### BATHROOM

1.81 x 1.73 (5'11" x 5'8")

With a panelled bath with triton shower over, pedestal hand wash basin and W.C. There is a window to the side aspect, chrome tile rail and tiled surrounds.

#### OUTSIDE

##### FRONT

Sitting behind a dwarf wall, there is a lawn maintenance front garden with gravelled walkways and shrub borders. Adjacent is a tarmac driveway that leads to the garage and offers parking for several vehicles.

##### REAR

A gate from the driveway leads into the fully enclosed rear

garden. Which is easily maintained with a paved patio area, gravelled and shrub borders with steps rising to a further paved patio, a perfect place to enjoy the warm months.

#### GARAGE

2.45 x 5.01 (8'0" x 16'5")

With twin pvcu doors, power and light. The electric and gas meters are also housed here.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW month/year)/A

#### TENURE

Freehold

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council - Band ?

#### CURRENT UTILITY SUPPLIERS

Water - South Staffs

Gas - EDF

Electric - EDF

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

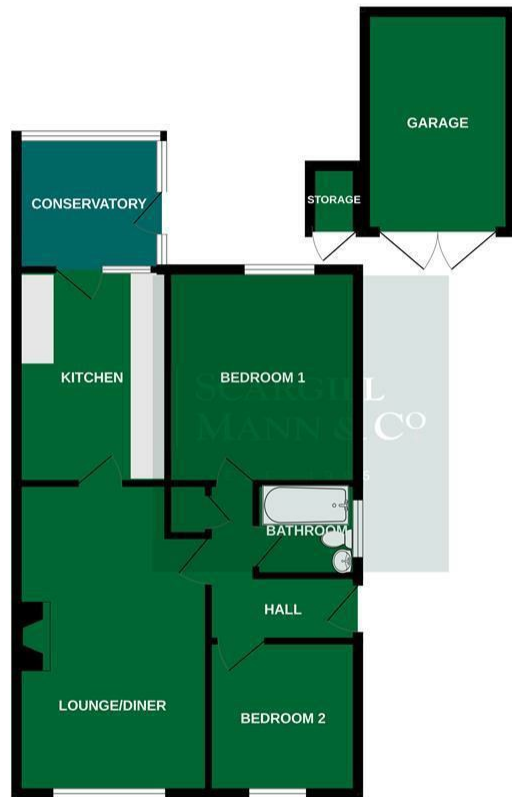
<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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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