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**72 Mill Hill Lane**  
**Burton-On-Trent, DE15 0BB**  
**Reduced to £275,000**

## 72 Mill Hill Lane, Burton-On-Trent, DE15 0BB

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring 72 Mill Hill Lane to the market. A beautifully presented two-bedroom bungalow situated on the highly desirable setting of Mill Hill Lane, Burton-On-Trent. Set back from the road behind a walled boundary, the property boasts a generous driveway, well-maintained gardens, and a detached garage. Internally, the home offers a spacious lounge, modern fitted kitchen, conservatory overlooking the delightful rear garden, two well-proportioned bedrooms, and a contemporary shower room. This ready-to-move-into property provides an excellent opportunity for those seeking comfortable single-storey living in a popular, peaceful and convenient location all with the added benefit of being offered with No Upward chain. EPC E, Council Tax C

- Beautifully presented two-bedroom detached bungalow in sought after location
- Modern fitted kitchen
- Two generous sized bedrooms
- Well-maintained rear garden with lawn and patio area
- Offered with no upward chain
- Spacious and light-filled lounge with feature fireplace
- Splendid conservatory
- Modern shower room
- Generous driveway providing ample off-road parking & Garage
- EPC: E / TAX BAND: C



## Location

Situated in a well-established area in the popular town of Burton-on-Trent, this well-positioned bungalow on Mill Hill Lane enjoys a convenient setting, particularly suited to those seeking single-storey living. The property is within easy reach of the town centre, offering a wide range of shops, supermarkets, cafés, and everyday amenities. Excellent transport links are nearby, with straightforward access to the A38 and A444, making travel to Derby, Birmingham, and surrounding areas simple. Reputable local schools are close by, along with pleasant green spaces and walking routes, while the level layout of the home complements the ease and practicality of the location. Burton-on-Trent railway station is also easily accessible, providing regular services for commuters and those travelling further afield.

## Overview

Situated on the highly sought-after Mill Hill Lane, this beautifully presented two-bedroom bungalow is set well back from the road behind an attractive walled boundary, offering both privacy and excellent kerb appeal. The property is approached via a generous driveway and a large, well-maintained lawn with established shrubs, while the front entrance is thoughtfully sheltered by a storm porch.

Upon entering, you are welcomed by a central entrance hallway providing access to both bedrooms, shower room and the spacious lounge. The spacious lounge is a standout feature, offering a warm and inviting space with carpeted flooring, a characterful fireplace, and an abundance of natural light flowing through internal picture windows and patio doors which lead into the conservatory.

The conservatory is a superb addition, enjoying delightful dual-aspect views over the rear garden. Brick-built with tiled flooring, it provides an ideal space to relax and unwind, particularly during the warmer months, with direct access to the garden via patio doors.

The fitted kitchen is accessed from the lounge through an attractive feature glass door and is well-appointed with a range of modern wall and base units, complementary worktops, and tiled flooring and walls. Integrated appliances include an oven, hob, sink with drainer, and fridge, with additional space and plumbing for further appliances. A window overlooks the rear garden, while patio doors provide convenient access to the side driveway and garden.

Both bedrooms are located at the front of the property. Bedroom One is a generous double room, filled with natural light and offering ample space for freestanding furniture.

Bedroom Two is a well-proportioned single room, also benefiting from a front-facing window and space for freestanding furniture.

The shower room is fitted with a modern white three-piece suite comprising a shower cubicle, low-level WC, and pedestal wash hand basin. It features tiled walls and flooring, useful storage cupboards, and a frosted window to the side aspect.

Externally, the rear garden is beautifully maintained and offers a high degree of privacy, with established shrubs, hedged borders, a large lawn, and a patio area ideal for outdoor seating and entertaining, fenced boundaries provide privacy. A garage with an up-and-over door and lighting provides excellent storage, with secure access leading back to the front driveway.

Overall, this well-presented bungalow offers a fantastic opportunity to acquire a ready-to-move-into home, perfect for those seeking comfortable single-storey living in a desirable location, with generous indoor space and attractive outdoor surroundings.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

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## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

Water, mains gas and electricity are connected. The

services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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## Disclaimer

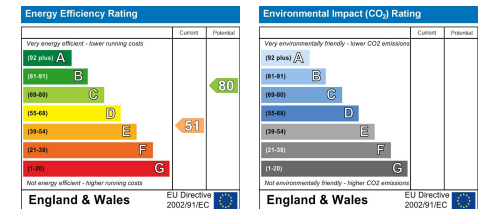
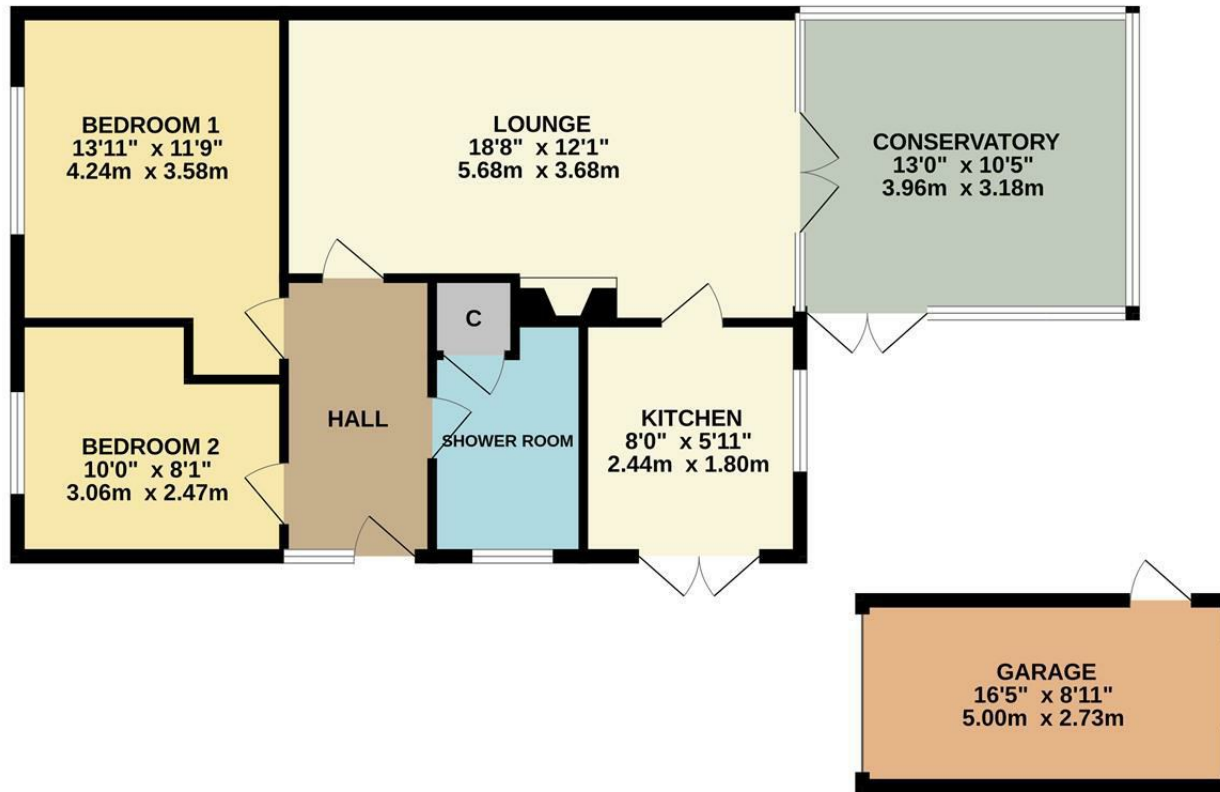
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# GROUND FLOOR

## Directions

For sat nav purposes use the postcode DE15 0BB



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## COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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