



68 Mill Hill Lane
Burton-On-Trent, DE15 0BB
£265,000

**lizmilsom**
properties

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** LIZ MILSOM PROPERTIES ** are excited to bring to the market this DETACHED two-Bedroom BUNGALOW, ideally located on the ever-popular Mill Hill Lane, Burton on Trent. Offered with NO UPWARD CHAIN, this well-presented home offers spacious and flexible accommodation, briefly comprising a welcoming reception hallway, a generous lounge, a fitted kitchen, a bright conservatory, a second reception room, two good-sized bedrooms, and a modern shower room. Externally, the property benefits from stunning front and rear gardens and ample OFF ROAD PARKING, making it ideal for downsizers or those seeking comfortable single-level living in a desirable area. EPC Rating: "TBC" / Council Tax Band: "C" – This is a must-view property, so call today to arrange your viewing!

- DETACHED 2-bed bungalow
- Spacious lounge with feature fireplace
- Fitted kitchen with appliance space
- Conservatory with garden views
- Second reception room
- Double bedroom & large single
- Modern shower room with storage
- Attractive garden
- OFF ROAD PARKING
- NO UPWARD CHAIN



Location

The property is situated in this favoured location and is within easy access of Burton upon Trent town centre. There are local amenities in the area which include convenience stores, post office, doctors, church, public houses and schooling at all levels.

Property Overview - Internal Accommodation

This delightful detached two-bedroom bungalow sits back from the road, with its front entrance thoughtfully sheltered by a storm porch. Upon entering, a welcoming reception hallway provides access to the spacious lounge, two bedrooms, and the modern shower room. The lounge is generously proportioned, enjoying views over the rear garden, and features carpeted flooring, a charming feature fireplace with back boiler, TV point, and dual ceiling lights. A door leads into the fitted kitchen, which offers a range of wall and base units, tiled flooring, space for a cooker and appliances, and a window to the side elevation. From here, you're led into the stunning conservatory, which offers panoramic views of the rear garden. With its brick-built base, tiled floor, and doors opening to a private, gated side area, this space is ideal for al fresco dining or relaxing during warmer months. Another door leads out to the rear garden and patio, with a further door giving access to a versatile second reception room/Bedroom Three offering carpeted flooring, a window to the front, wardrobe storage, and strip lighting, making it ideal as a home office or hobby room.

To the front of the bungalow, the principal bedroom is a spacious double with carpeted flooring, a telephone point, centre light, and radiator. The second bedroom is a generous single, also carpeted and well-lit, with its own radiator. Completing the accommodation is the modern shower room, fitted with a three-piece suite including an electric shower and cubicle, low-level WC, and wash hand basin. It also features tiled flooring, spotlight lighting, a large storage cupboard, and a side-facing window. This home offers well-balanced living spaces both inside and out, perfect for buyers seeking low-maintenance, single-storey living in a sought-after location.

Reception Hallway

Spacious Lounge

18'7" x 11'0" (5.68m x 3.37m)

Fitted Kitchen

7'10" x 6'2" (2.39m x 1.89m)

Conservatory

16'2" x 6'8" (4.95m x 2.05m)

Second Reception Room

12'8" x 9'4" (3.87m x 2.86m)

Principal Bedroom

14'2" x 10'7" (4.34m x 3.25m)

Bedroom Two

10'5" x 7'7" (3.19m x 2.32m)

Shower Room

7'10" x 6'2" (2.39m x 1.89m)

Outside - Overview

Externally, the property is set back from the road behind a charming walled fore garden, mainly laid to lawn with attractive flower borders. The front entrance sits beneath a covered area—perfect for shelter on rainy days. A generous driveway offers ample OFF ROAD PARKING for several vehicles. To the rear, the established and well-maintained garden is a vibrant space, fully enclosed by panel fencing, and features low-maintenance seating areas, ideal for relaxing or entertaining. A Summer House and garden shed are also included in the sale, adding to the property's outdoor appeal.

Viewing Strictly Through Liz Milsom Properties

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

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday
9.00 am - 8.00 pm Thursday
9.00 am - 5.00 pm Friday
9.00 am – 4.00 pm Saturday
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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.

Tenure

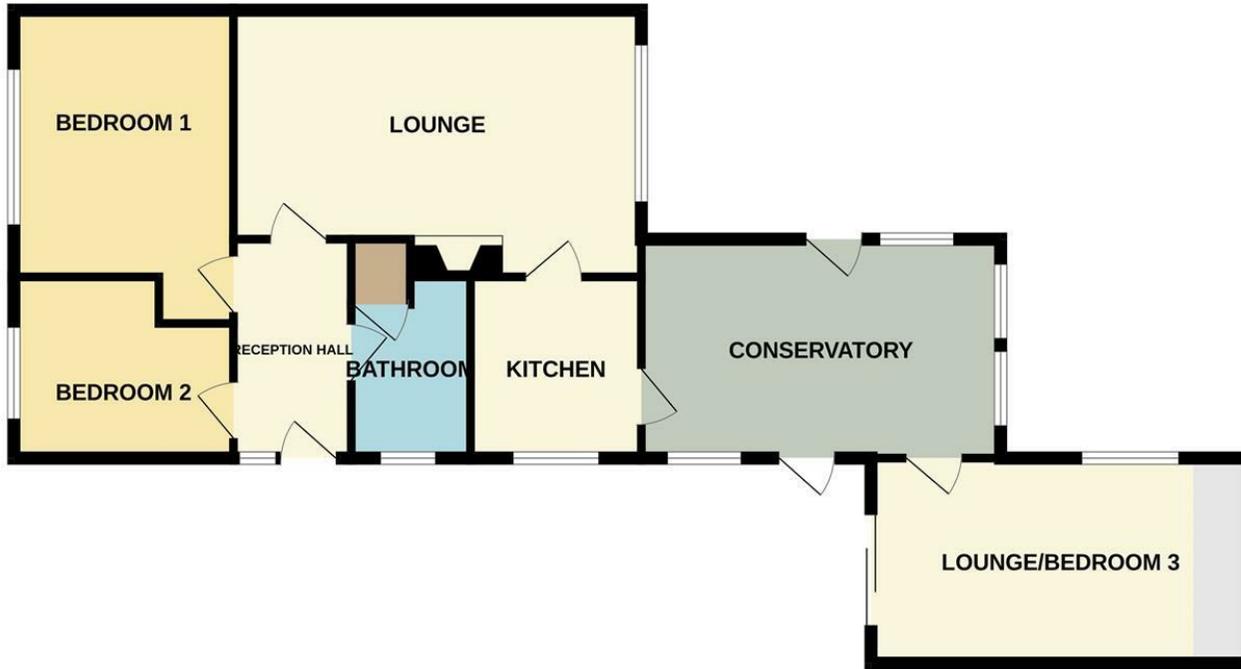
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



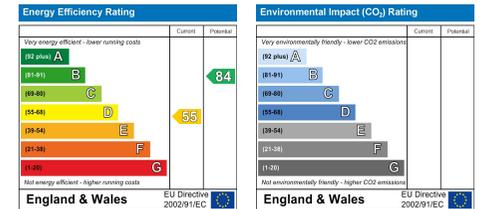
GROUND FLOOR

Directions

For SatNav purposes follow DE15 0BB



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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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