



**39 Lionheart Lane, Stretton, Burton-On-Trent, Staffordshire, DE13 0WN**

**Offers Over £400,000**

\*\*\* CHAIN FREE \*\*\* Scofield Stone are delighted to bring to the market for sale this incredibly well presented, nearly new four bedroom detached home at this popular Redrow built development in Stretton.

The property has a generous double driveway, leading to the detached double garage and full width lawn to the front. Internally you will find at ground floor the key features of study, downstairs toilet, kitchen/diner with French doors leading on to the private and again, generously proportioned rear garden. At first floor all bedrooms are double size with the main bedroom having an en suite shower room.

The development has been well planned, with good space between properties and wide roads and with the stylish house design, makes this a very attractive development. It is also excellently placed to provide good access to the A38 and A50.



## 39 Lionheart Lane, Stretton, Burton-On-Trent, Staffordshire, DE13 0WN

### Entrance Hall

Having wood effect flooring and neutral decor with front aspect part obscure glazed composite entrance door with side windows, under stairs storage and radiator.

### Study

10'2 x 9'6 (3.10m x 2.90m)



Having wood effect flooring and neutral decor with front aspect upvc double glazed window and radiator.

### Sitting Room

14'4 x 12'2 (4.37m x 3.71m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, TV point and telephone point.

### Kitchen/Diner

23'3 x 11'1 (7.09m x 3.38m)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed French doors to garden with side windows and further rear aspect upvc double glazed window to kitchen area. A range of stylish fitted wall and floor units to a mixture of gloss white and wood effect with stone effect worktop, integrated

fridge/freezer, integrated AEG double electric oven, inset stainless gas hob with chimney style extractor hood over, inset stainless sink with drainer, vegetable preparation and chrome monobloc tap, integrated dishwasher. TV point and radiator to dining area.

### Utility

11'1 x 5'10 (3.38m x 1.78m)

Having wood effect flooring and neutral decor with rear aspect part obscure glazed composite rear door to garden, side aspect obscure upvc double glazed window, fitted base and wall units to gloss white with stone effect worktop, inset stainless sink with chrome mixer tap, wall mounted gas boiler and radiator.

### Guest Cloakroom

Having wood effect flooring and neutral decor with side aspect obscure upvc double glazed window, toilet, wall mounted wash hand basin with chrome monobloc tap and tiled splashback.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase having Ash handrail, front aspect upvc double glazed window, airing cupboard with hot water cylinder, radiator and access to roof space.

### Bedroom One

12'2 x 10'6 (3.71m x 3.20m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, tv point and inset lights to ceiling above dressing area.

### En Suite

7'3 x 5'5 (2.21m x 1.65m)

Having ceramic tiled flooring and neutral decor with tiled splashbacks to shower area, toilet, wall mounted wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower, shaving point and chrome heated towel rail.

## 39 Lionheart Lane, Stretton, Burton-On-Trent, Staffordshire, DE13 0WN

### Bedroom Two

13'7 x 10'4 (4.14m x 3.15m)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

### Bedroom Three

12'1 x 10'4 (3.68m x 3.15m)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, giving views over (recently planted) woodland and farmland. Radiator.

### Bedroom Four

11'2 x 9'6 (3.40m x 2.90m)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

### Bathroom

7'7 x 6'1 (2.31m x 1.85m)



Having ceramic tile effect vinyl flooring and neutral decor with rear aspect obscure upvc double glazed window, wall mounted wash hand basin with chrome monobloc tap, toilet, bathtub with tiled splashbacks, plumbed shower and shower screen. Chrome heated towel rail.

### Garage

19'6" x 19'1" (5.96 x 5.84)



A detached double garage with single metal up and over door with secure locking, upvc part glazed personnel door, light and power sockets.

### Outside (Front)

To the front is a full width lawn with generous double Tarmac driveway to the left of the property which leads to the garage and has adequate parking for multiple vehicles. There is also a wooden gate which gives access to the rear garden.

### Outside (Rear)



To the rear is a generous, private and enclosed garden with lawn and paved patio.

#### **Air Quality**

Get air quality data for this address here:  
<https://addresspollution.org/>

#### **Please Note**

There is a Ground Rent charge on this development, for the purpose of the management of the communal areas. The current estimated charge is £236.54 p.a.

#### **Disclaimer**

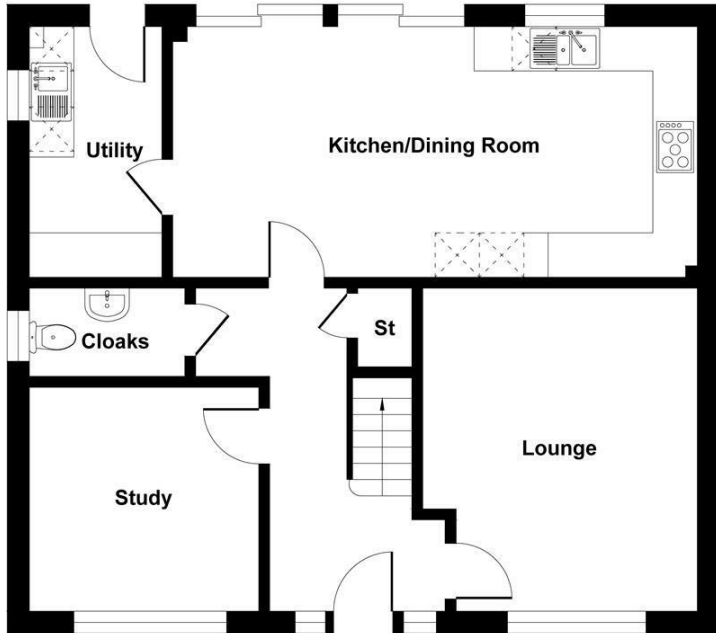
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.



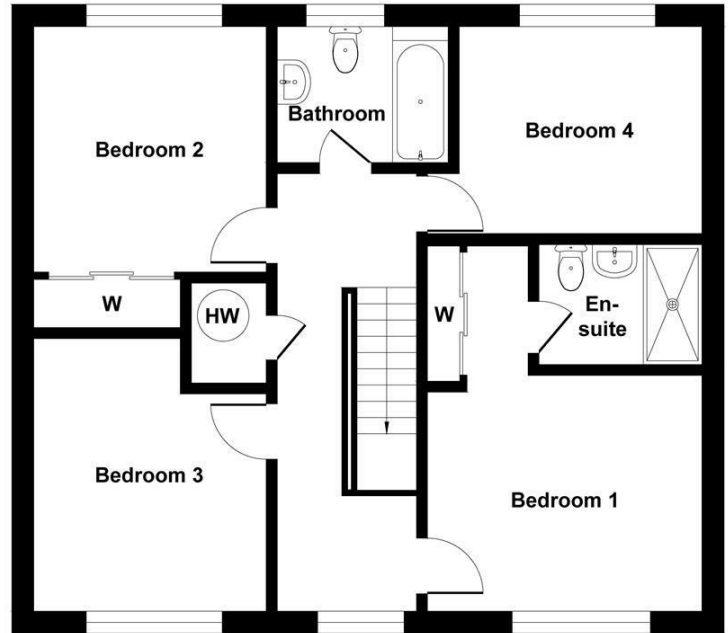
Mickleover: 01332 511000  
Hilton: 01283 777100  
**[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)**



## 39 Lionheart Lane



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.

SCOFFIELD  
STONE  
estate agents



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</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	
85	93
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



**Mickleover Office**  
11 The Square,  
Mickleover,  
Derby DE3 0DD

**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Mickleover Office 01332 511000  
**t:** Hilton Office 01283 777100  
**e:** [info@scofieldstone.co.uk](mailto:info@scofieldstone.co.uk)  
**w:** [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980