

Hawfield Lane, Burton-On-Trent, DE15 0BY
Offers In The Region Of £160,000
Council Tax Band: A



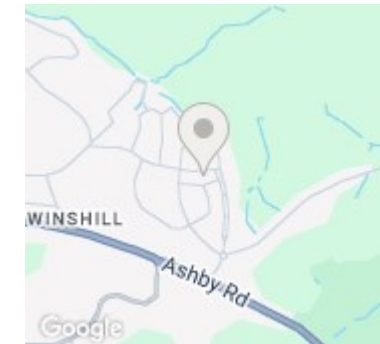
NO UPWARDS CHAIN - Positioned in the ever-popular residential area of Winshill, this well-proportioned two-bedroom home offers a fantastic blend of space, practicality, and potential.

The property has been thoughtfully opened up on the ground floor to create a modern kitchen diner that forms the heart of the home, complemented by a separate living room for more relaxed evenings. Upstairs, both bedrooms are genuine doubles, offering flexibility for families, first-time buyers, or those working from home.

Externally, the property stands out with a generous rear and front garden featuring a patio seating area and lawn, along with an elevated front garden providing an open outlook.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	