

Chapel Lane

Rangemore, Burton-on-Trent, DE13 9RR



A beautifully detached family home situated within the desirable village of Rangemore.

£375,000

John German 

This three bedroom detached family home is situated on Chapel Lane within the desirable village of Rangemore and benefits from three double bedrooms and a fantastic rear garden with picturesque countryside views. Rangemore is a popular village, close to St Georges Park and Hoar Cross Hall, both of which offer excellent leisure and fitness facilities. Branston Golf & Country Club is located just over 10 minutes' drive away. For local schooling this property falls into the catchment area for Rangemore's own All Saints Primary School which was awarded outstanding in its latest Ofsted report and for secondary education it's the highly regarded John Taylor High School in the nearby village of Barton Under Needwood. The village offers excellent nearby commuting links via the A38, A50 and M6 motorway and from Lichfield Trent Valley station, there are regular services to London Euston, ideal for those working in the capital.

The property comprises entrance door opening into the porch with door leading into the welcoming hall with stairs rising to the first floor landing, useful open understairs storage space and an opening into the kitchen, there is a door leading into the spacious lounge/diner and door into the guest cloakroom.

The beautiful kitchen is fitted with a range of matching wall and base units, solid wood worktops with tiled splashbacks, an inset ceramic sink with drainer and tap over, integrated dishwasher and fridge freezer, space for a range style cooker with extractor above, tiled flooring, window to the front aspect and spotlights to the ceiling.

The heart of the home is the spacious open plan lounge/diner, perfect for entertaining family and friends with laminate wooden effect flooring, large window to the rear aspect and French doors opening out to the rear garden.

From the living space, a door opens into the versatile office, perfect for those looking to work from home or could be utilised as a playroom.

Upstairs, there is a generous sized landing with fitted wardrobes providing excellent storage, carpeted flooring, window to the front aspect and doors off into the three spacious double bedrooms and family bathroom.

The modern family bathroom comprises large walk in shower, bath with mixer tap over, low level WC, wash hand basin, chrome heated towel rail, wash hand basin, spotlights to the ceiling and window to the front aspect.

Outside to the front of the property is a gravelled driveway providing parking for 3-4 vehicles along with a single carport to the side. To the rear of the property is a delightful rear garden with picturesque countryside views.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

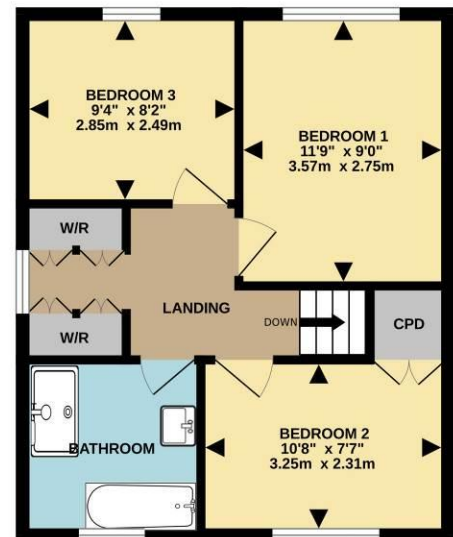
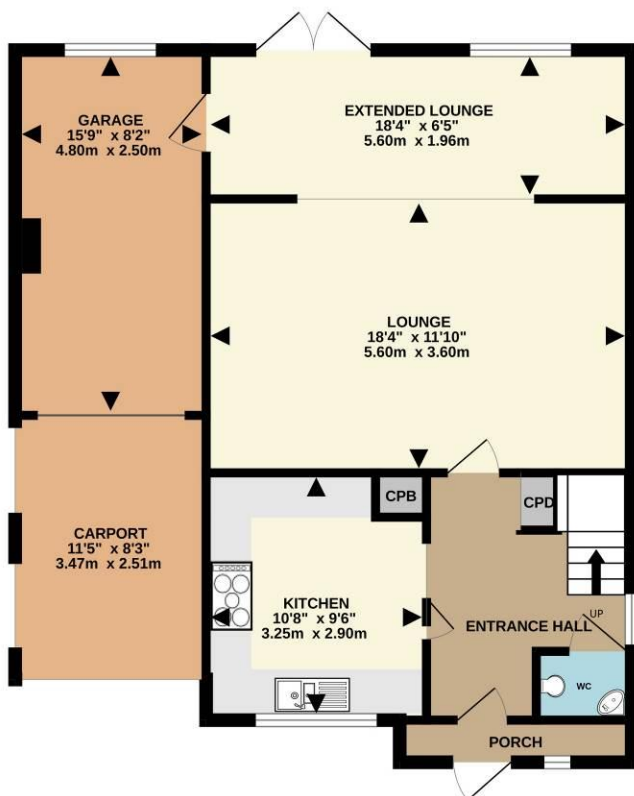
www.eaststaffsbc.gov.uk

Our Ref: JGA/24022023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

GROUND FLOOR

1ST 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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield
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