

# Brizlincote Lane

Burton-on-Trent, Staffordshire, DE15 0PR

John  
German





# Brizlincote Lane

Burton-on-Trent, Staffordshire, DE15 0PR

£680,000

A wonderful 1930's detached home standing on a 0.25 acre plot behind a horseshoe drive with countryside views. Full of charm and character, with light and spacious accommodation throughout.



Situated down a quiet lane with a prestigious address and countryside views, this beautiful 1930's traditional detached home is perfect for the large or growing family and handy for the nearby centres of Burton-on-Trent and Ashby-de-la-Zouch.

Sit behind a horseshoe driveway providing plenty of off road parking and with front garden and side access leading down to a tandem prefab garage.

The front entrance door opens into a wonderful reception hallway with full height staircase and stairwell, with dual aspect pouring in plenty of natural light and period checked flooring.

At the heart of the house there is a well appointed breakfast kitchen, equipped with a range of base and eye level units with worksurfaces over, integrated oven and hob and ample space for a breakfast/dining table. The room enjoys a triple aspect with windows to front, side and rear.

There is a substantial drawing room boasting high ceilings and a triple aspect with windows to three elevations, a feature fireplace providing the focal point and French doors opening out to the rear garden.

The third reception room offers an ideal large study/garden room or sitting room with window framing views to rear & side together with a door opening onto the patio.

Off the hallway there is a formal dining room with windows and doors opening out to a side garden.

A further portion of inner hallway gives access off to the utility room with additional appliance space and door to the guest WC comprising close coupled WC, wash basin and window to side. Off the hall there is a useful rear entrance porch.

To the first floor, a fabulous split level landing has doors leading off to four bedrooms. The master bedroom is a substantial double, light and spacious having a dual aspect with windows framing views across the rear garden to the countryside and beyond. The en suite bathroom has a suite comprising panelled bath in surround, pedestal wash hand basin, WC and useful fitted storage cupboard.

Bedroom two is another generously sized room with countryside views to rear with the bedroom including a shower cubicle and door to a separate WC with window to side.

Bedroom three has the benefit of fitted wardrobes and a dual aspect with windows to rear and side, while bedroom four has windows to side.

Bedrooms three and four share a superbly appointed, refitted and upgraded wet room style shower room having shower area with glazed shower screen, fitted vanity units with inset basin and WC, plenty of storage and mirror with lighting over.

Outside and as previously mentioned, the property sits behind a fabulous horseshoe driveway towards the end of Brizlincote Lane with a front garden and an outstanding rear garden with generous proportions. Having shaped lawns, well established borders, mature trees and wide paved terrace, ideal for outside dining and entertaining. There is also a shed/summerhouse at the bottom of the garden, an ornamental fishpond and superb countryside views.

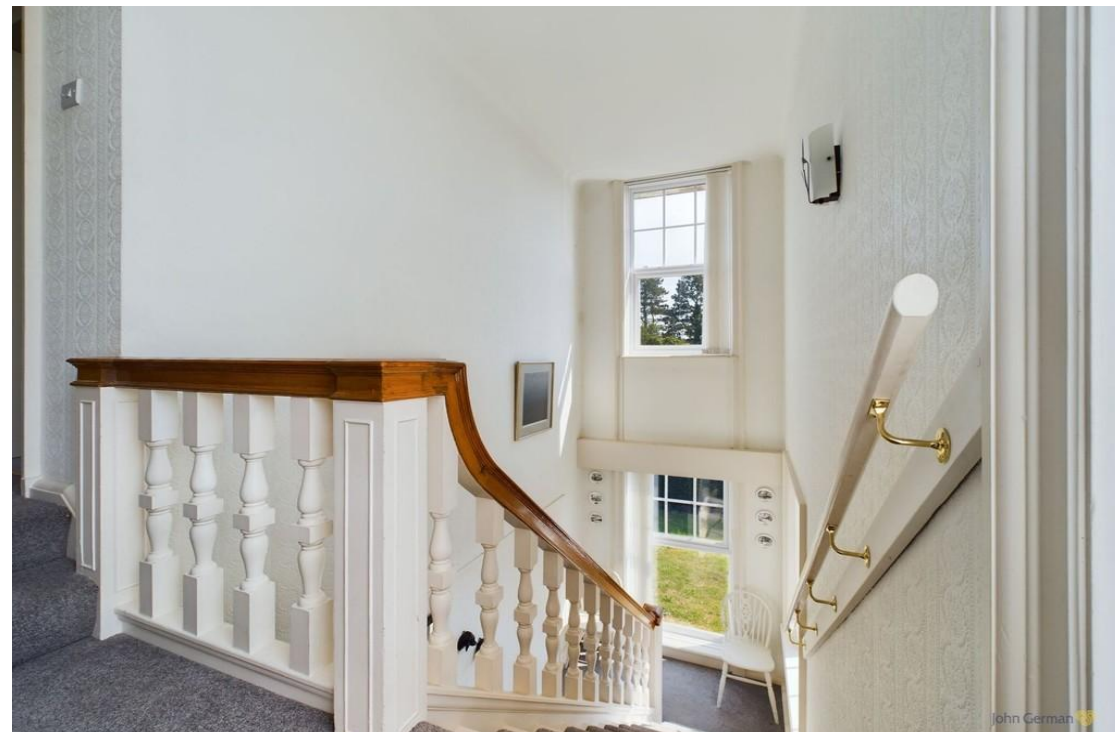
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/14062023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G







John German



John German



John German



John German

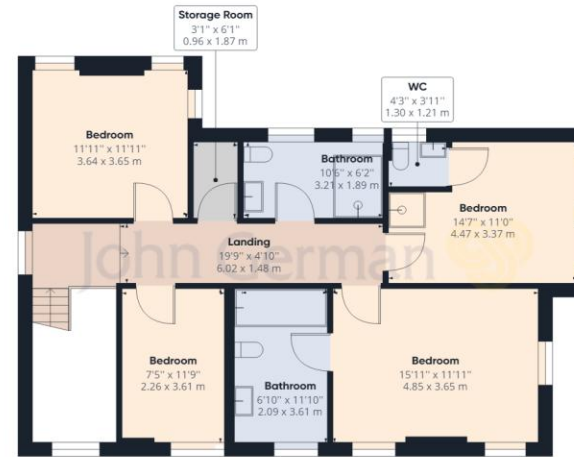








Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

2457.90 ft<sup>2</sup>

228.35 m<sup>2</sup>

**Reduced headroom**

12.33 ft<sup>2</sup>

1.15 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground Floor Building 2



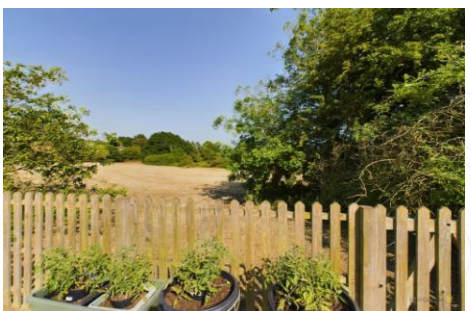
**Agents' Notes**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW  
 01283 512244  
 burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent



