

# Chapel Lane

Rangemore, Burton-on-Trent, DE13 9RR

John   
German









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£395,000

**A superbly extended family home in an attractive village setting with open rear aspect, powered by solar PV and an air source heat pump. The accommodation has attractive oak interior doors and two log burners in addition to UPVC double glazing.**





To the front is a gallows porch with composite entrance door leading into the hallway which has stairs off and a front facing window. There is a cupboard housing a pressurised hot water system, together with air source heat pump apparatus.

To the right hand side is a front to rear lounge having a log burner on hearth to recess, with PVCu French doors opening onto a rear facing PVCu double glazed conservatory having laminate floor and door in turn leading into the garden.

Off the hallway is a second sitting room with an attractive character brick fireplace with mantle shelf over and further inset log burner, windows to both side and rear and a half glazed door leading into a rear hallway which has laminate flooring and PVCu double glazed door to both front and rear.

The hall leads down, off which is a utility/shower room having base units and rolled edge work surfaces with stainless steel 1.5 bowl sink and mixer tap, tiled walls and floor, appliances spaces and plumbing for washing machine, low level WC and quadrant shower fitment with glazed enclosure.

Adjacent to this is a useful bedroom four or study with window to side and this area could very easily be accommodated as an annex.

To the rear of the property is an excellent refitted breakfast kitchen having an attractive range of base and wall units, surmounted by work surfaces with inset white 1.5 bowl ceramic sink with chrome mixer tap and tiled splashbacks, there is an integrated dishwasher and smart SMEG range cooker with induction hob, splashback and extractor hood over, laminate flooring and double glazed French doors opening out onto the rear garden.

To the first floor there is a landing with balustrade and front facing window, with access to loft having drop down ladder, the area being part boarded and with an electric light.

The master bedroom enjoys a dual aspect to side and rear, having attractive views and two useful built in wardrobes. Adjacent to this is a further double bedroom, again with rear facing window and extensive views, in addition to a third single bedroom. These are served by the bathroom which is fully tiled having a P shaped bath with thermostatic fitment over and glazed screen, low level WC, pedestal wash hand basin and a chrome ladder radiator.

Outside to the front is an excellent width tarmac drive, comfortably accommodating two cars with the possibility of three, together with a useful bike store and additional bin store. There is a side gated access leading to the enclosed rear garden which backs onto open countryside and enjoys attractive views. The rear garden comprises extensive lawned areas with ornamental borders, raised vegetable borders, slate patios and pathways, timber garden shed, summer house and outside PIR lighting.

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

**Services:** Air source heating pump. Solar PV with feed in tariff. No mains gas. 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](http://www.gov.uk/government/organisations/environment-agency)

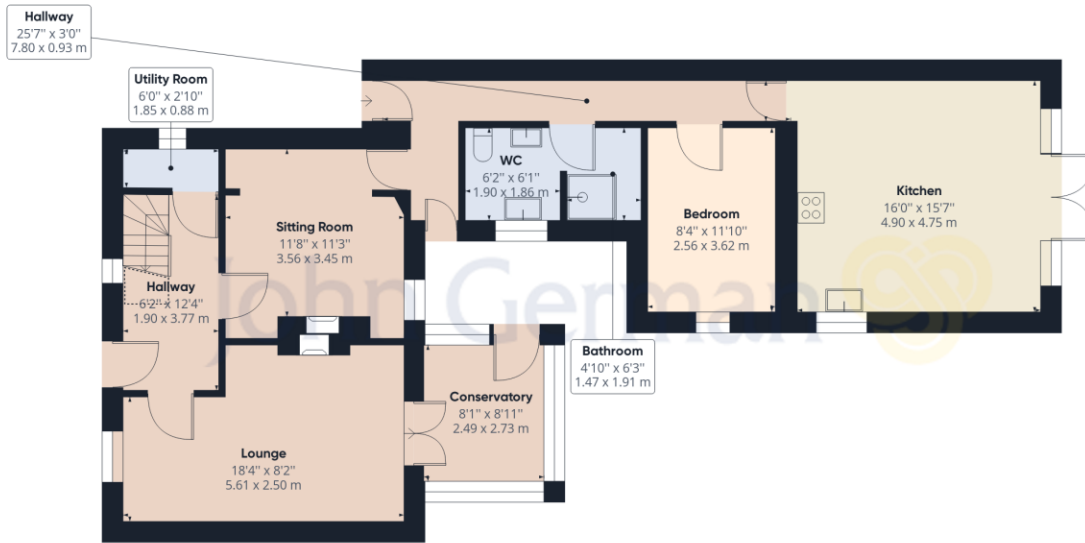
**Our Ref:** JGA/05102023

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









Ground Floor



Floor 1

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

1444.01 ft<sup>2</sup>


134.15 m<sup>2</sup>

**Reduced headroom**

11.90 ft<sup>2</sup>

1.11 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





### 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	Potenti
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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