

# Nankirks Lane

Anslow, Burton-on-Trent, DE13 9QB

John   
German






EVERY FAMILY  
HAS A STORY...  
WELCOME  
TO OURS

# Nankirks Lane

Anslow, Burton-on-Trent, DE13 9QB

£639,950

An aerial photograph of a large, four-bedroom cottage. The house features a mix of white and brickwork and a dark grey roof. It is surrounded by a well-maintained garden with a lawn, a paved path, and various plants. A large driveway leads to a garage and a car. The property is situated in a quiet lane with lush greenery and trees in the background.

Beautiful four bed cottage originally built in the 1800's, full of character and charm with renovated bathrooms and multiple reception rooms. Ideally located in a quiet lane with stunning views over the countryside but only a few minutes drive to local amenities with fantastic school catchment.

**\*MOTIVATED SELLERS \* MUST BE VIEWED \***

As you enter the property through a gate you will see the off street parking for multiple cars. The gardens are mature and offer a fantastic place for children and pets as well as entertaining with friends. There is a bonus summer house on the grounds also.

Through the front door is the main entrance, you instantly see the character features straight away. There is a conveniently located doorkroom which has been renovated with quality materials including Italian tiles.

To the right hand side you have the first of two staircases which take you to the first floor, the main lounge is located at the front of the home and overlooks the front gardens. This room benefits from a feature fireplace and large windows.

There is also a separate office or snug located next to the lounge.

To the left hand side of the entrance you will enter the large kitchen, the kitchen itself is well equipped with a large oven, fantastic storage options and work space. The kitchen also overlooks the gardens and has fantastic natural light. There is a bonus utility room accessed directly from the kitchen with more storage and room for appliances.

There is a dining space to the side of the kitchen that is currently being used more as an office space. Down some stairs you enter a second dedicated dining room, this spacious room benefits from a feature fireplace and is an ideal space to entertain. The second staircase to the first floor is also located in here.

If you climb this staircase this takes you to the wing of the home where there are three secondary bedrooms and a family bathroom. Two of these bedrooms are very generous and would easily hold double beds and furniture, the third is a touch smaller and would make an ideal children's bedroom.

The renovated family bathroom features a large bath, sink and WC and has feature floor to ceiling tiles.

The master bedroom benefits from built in wardrobes and is very spacious. The second bathroom has been renovated and is located next to the master suite. This bathroom comprises a sink with built in storage, WC and large shower.

**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.eaststaffsbcc.gov.uk](http://www.eaststaffsbcc.gov.uk)

**Our Ref:** JGA/24102023

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







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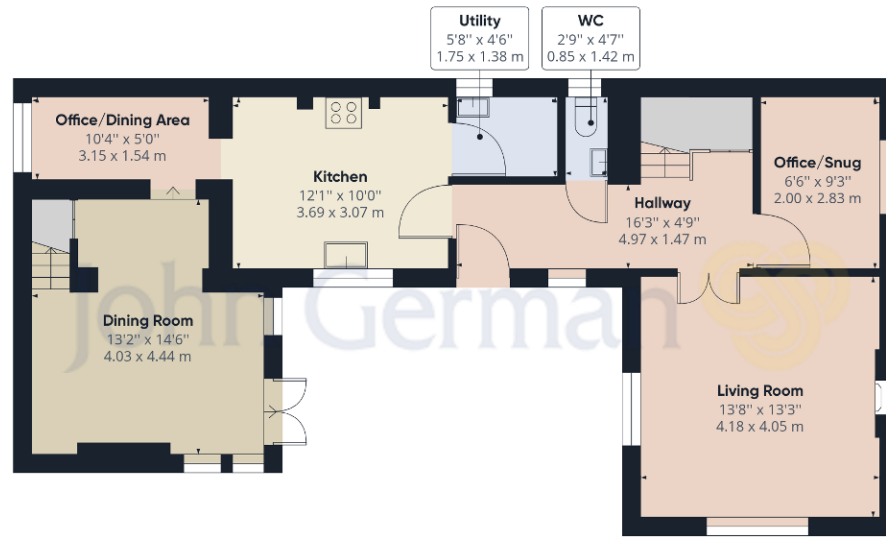




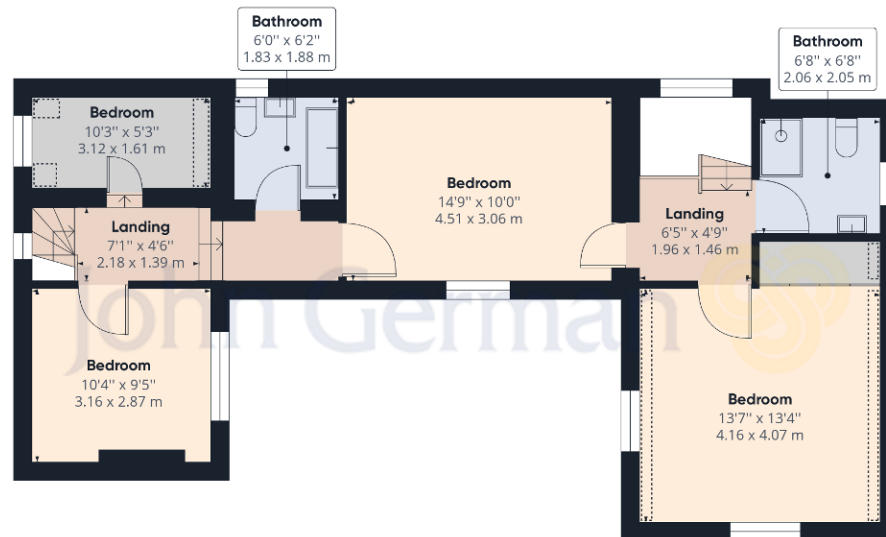








Ground Floor



Floor 1

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

1441.51 ft<sup>2</sup>


133.92 m<sup>2</sup>

**Reduced headroom**

26.25 ft<sup>2</sup>

2.44 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	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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