

# Lionheart Lane

Stretton, Burton-on-Trent, DE13 0WN

John  
German









A photograph of a modern hallway. On the left, a wooden table holds a vase of red and yellow flowers. A giraffe figurine stands next to a dark tufted stool. A staircase with white balustrade and a wooden handrail leads up. The wall is decorated with several framed pictures and a red patterned tapestry. A large glass pendant light hangs from the ceiling. On the right, a grandfather clock is mounted on the wall. An open doorway in the background shows a living area with a rug and a lamp.

## Lionheart Lane

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£550,000

A truly outstanding modern detached house that is appointed to such a high standard offering spacious family accommodation close to a wide range of amenities and schools.

This fantastic detached family home is situated on this sought after development that was originally built in 2019 by the highly regarded Redrow Homes and our clients have since landscaped the lovely south facing rear garden. Stretton has a wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways, canalside walks and much more together with excellent transport links via the nearby A38 and A50.

Step inside the spacious reception hall that provides a most welcome introduction to this exceptional modern home. Stairs rise to the first floor landing, there is a useful door into the garage and a guest's cloakroom leads off with a wall hung wash basin, WC and Amtico flooring.

On your right is the elegant lounge with a front facing bay window and a marble fireplace with electric coal effect fire.

Across the rear and spanning the whole width of the property is the simply stunning open plan living dining kitchen. The kitchen is superbly appointed with an excellent range of contrasting units and worksurfaces incorporating a stainless steel double bowl sink and drainer. An impressive range of quality appliances comprise an AEG induction hob with glass splash plate and extractor canopy above, two AEG ovens, two full height fridge freezers and a dishwasher. There is a useful under stairs storage cupboard and from the dining area double French style doors with full height side windows open to the beautiful garden. Amtico flooring runs through the kitchen and dining area into comfortable carpeting to the sitting area.

A utility room has an under sink unit, work surfaces, stainless steel sink and drainer plus space and provision for domestic appliances.

The attractive first floor gallery landing has an airing cupboard and off which leads the principal bedroom having a front facing bay window and fitted wardrobes with mirror door fronts. It has its own beautifully appointed en suite which has Porcelanosa tiled floor, exquisite wall tiling, spacious shower with both conventional and waterfall heads, wall hung wash basin with integrated drawers beneath and a chrome towel radiator.

The second bedroom also has the benefit of mirror fronted wardrobes and a superb en suite with Porcelanosa tiled floor, double width shower, wall hung wash basin, low flush WC, splendid tiling and a chrome vertical radiator.

Bedrooms three and four are also well proportioned rooms and share the stylishly appointed family bathroom having a bath with shower and screen above, wall hung wash basin, low flush WC, tasteful tiling and a chrome towel radiator.

Outside - The property stands back from the road beyond a lawned garden with spacious double width drive leading to the double garage which has an electric remote controlled door plus an internal door into the reception hall. Gated side access leads to a beautifully landscaped south facing garden which has a porcelain sun terrace edged in brick that is approached directly from the living dining kitchen and has an electrically operated canopy. Beyond is a lawn that has a winding path and various well stocked beds and borders alongside a superb potting shed, summerhouse and garden store. There is external electric supply and a cold water tap.

#### **Agents Notes**

The land registry document does contain rights, restrictions and restrictive covenants, a copy of which is available upon request.

There is a Greenspace charge, currently £247.20 per annum.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.























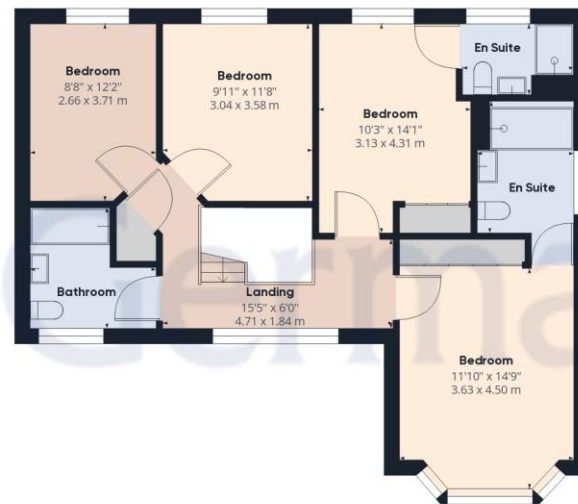


Ground Floor

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

1956.11 ft<sup>2</sup>

181.73 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360





### 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 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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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