

Lingfield Road

Branston, Burton-on-Trent, DE14 3BQ



A lovely modern bungalow offering a perfect home to downsize to or an ideal first time buy with the benefit of a driveway and gated enclosed hardstanding with a cantilever carport, entrance hall, lounge diner, fitted kitchen, double bedroom and bathroom. Perfectly placed for amenities.

£170,000



John German

Situated on the popular Regents Park development in Branston is this lovely semi detached modern bungalow ready to move into, offering a fantastic home to downsize to or ideal first home to get onto the property ladder.

Well situated for local amenities including supermarkets, shops and pubs, together with being just a short distance away from Burton-on-Trent town centre and having excellent transport links provided by the nearby A38.

The front entrance door opens into a hall which opens through into a lovely living/dining room with window framing views to front and doors leading off.

The kitchen is well appointed, fitted with a range of base and eye level units with work surfaces over, space for appliances, sink and drainer unit, window framing views to front together with an alcove ideal for a fridge freezer. A side door opens into a double glazed porch which opens out to the rear garden.

There is a good sized double bedroom having an alcove with a freestanding wardrobe to be included within the sale, and window to side.

The well appointed bathroom has a white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

The property features a superb garden, low maintenance with a curved brick boundary wall and timber fencing, and a paved terrace ideal for outside dining. There is also the benefit of a driveway having double gates opening through into a fantastic cantilever freestanding carport with hardstanding underneath, installed circa 2019, perfect for a car enthusiast or storage area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & gates to carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

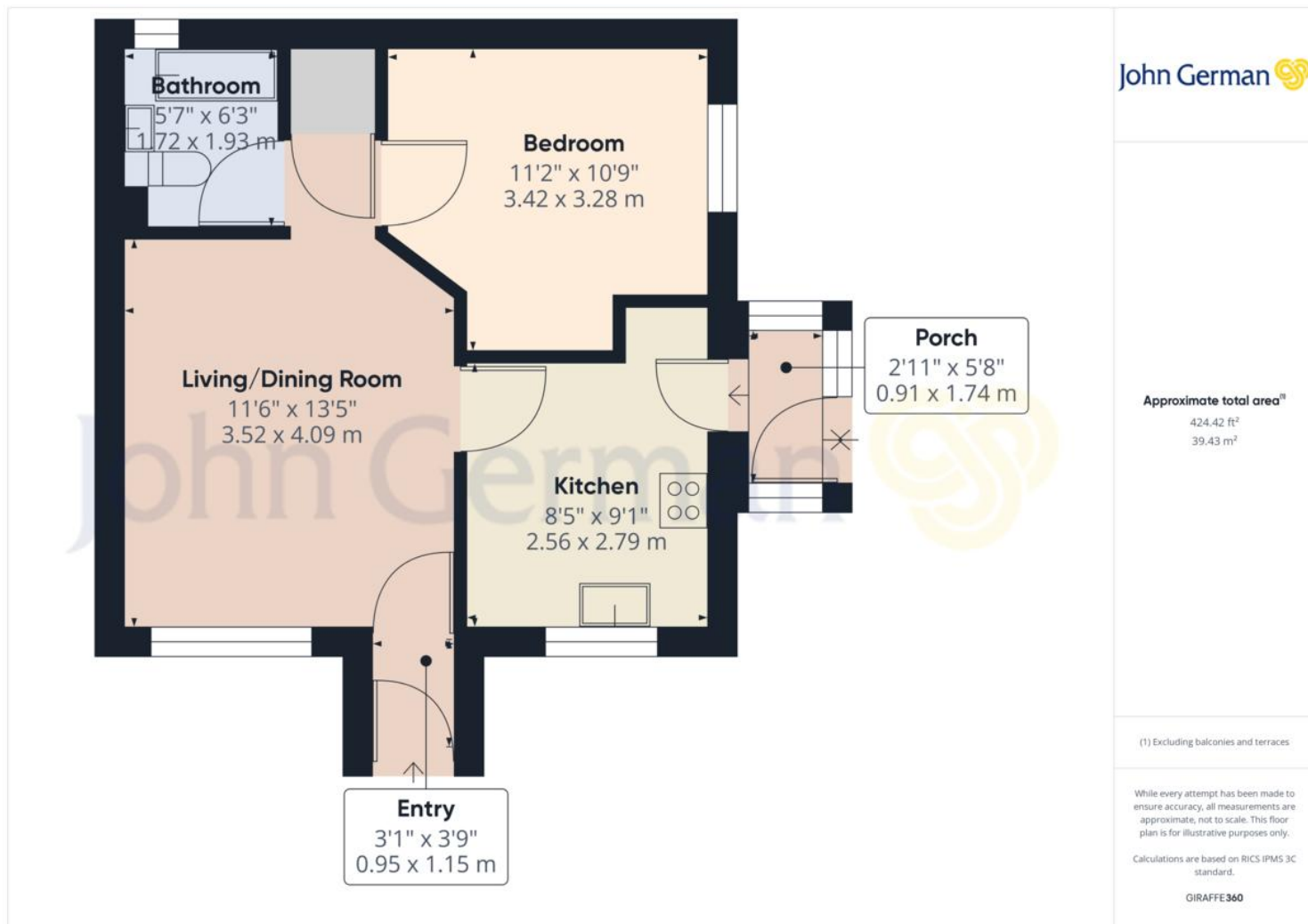
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/05092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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