

# Outwoods Lane

Anslow, Burton-on-Trent, DE13 9UB

John  
German





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£465,000

A superb village bungalow offering a spacious layout with highlights including large dual aspect dining kitchen plus utility room, lounge opening into conservatory, master bedroom with en suite, two further bedrooms, family bathroom, generously sized driveway, double garage and established rear garden.



Situated in the pretty and sought after village of Anslow is this impressive detached bungalow, perfectly placed for countryside walks and within easy reach of the nearby centres of Burton-on-Trent, neighbouring village of Barton under Needwood, Uttoxeter, Lichfield and beyond.

Occupying a lovely quiet position and set behind a good expanse of driveway providing plenty of off road parking and access to the double garage with an electric up and over door and further up and over door. The front entrance door opens into the porch which in turn leads to a good sized L shape entrance hallway with doors leading off. To the right, there is a spacious dining kitchen equipped with a range of base and eye level units with worksurfaces over, integrated oven, hob, extractor, fridge and dishwasher. There is plenty of space for a dining table and the room also enjoys a lovely dual aspect with two windows to side and window to front. Off the kitchen is a useful utility room with additional appliance space, fitted base and eye level units and door to side. The lounge is a lovely room with a fireplace providing the fire point, window to side and French doors opening into the conservatory, perfect for enjoying views across the established rear garden.

The master bedroom is a well appointed double with fitted wardrobes and cupboards providing plenty of storage together with an en suite shower room with shower cubicle, pedestal wash hand basin and WC. Bedroom two is packed with plenty of storage having two sets of built in wardrobes, with window framing views to front. Bedroom three offers a lovely double bedroom, currently housing two single beds, with window framing views to rear. The bathroom is fitted with a suite comprising panelled bath, pedestal wash hand basin and WC.

The garden to rear features a paved terrace, shaped lawns, established borders and around the side of the garden there is a vegetable garden/kitchen style garden.

Anslow itself is a pretty village with a popular primary school and a pub just around the corner, and is just a few minutes drive away from the town centre.

**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

**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 E

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

**Our Ref:** JGA/27092024

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Ground Floor Building 1



Ground Floor Building 2

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

1480.25 ft<sup>2</sup>

137.52 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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