

Lingfield Road

Branston, Burton-on-Trent, DE14 3BQ

John
German



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£315,000

NO UPWARD CHAIN



Standing on a fantastic plot with southerly rear garden is this family home set in a lovely residential location with a well presented interior featuring 2 reception rooms plus conservatory, smart kitchen, master bedroom with en suite, 3 further bedrooms, bathroom, double width drive & integral garage.

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Situated in a popular residential location off Regents Park Road is this impressive family home with schools for all ages closeby and the convenience of being a short drive from Burton's town centre and excellent access to A38 and A50.

Set behind a low maintenance front garden and double width driveway providing ample off road parking giving access to the integral single garage with an up and over entrance door plus practical door to the side access.

Step inside the front door into a welcoming entrance hall having quality wood flooring also extending into the living and dining room. Stairs rise to the first floor and on your right is the guest's cloakroom fitted with a WC and wash basin.

There are two reception rooms, the first of which is a well proportioned lounge with focal point fire surround and front facing window. A square arch opens to a lovely dining room that in turn has patio doors into a conservatory which overlooks and gives access out to the garden.

At the heart of the home is the kitchen fitted with a range of base and eye level units with work surfaces over and a range style cooker (to be included) and further freestanding appliances are available by separate negotiation. There is a rear facing window and a door to the garden.

On the first floor are four bedrooms, the master is a generous double room with mirrored wardrobes and its own en suite shower room. The three further good sized bedrooms share the family bathroom having a panel bath with shower and screen over, pedestal wash basin, WC and towel rail/radiator.

To the rear of the property are sunny gardens with a paved terrace, ideal for outdoor dining and entertaining beyond which is a shaped lawn and established planted borders. Wide side access leads to the front.

The property has the benefit of solar panels under a lease agreement for 25 years, from approximately 2015.

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

Water supply: Mains

Sewerage: Mains

(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

Our Ref: JGA/07052025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1292 ft²
120 m²

Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Agents' Notes

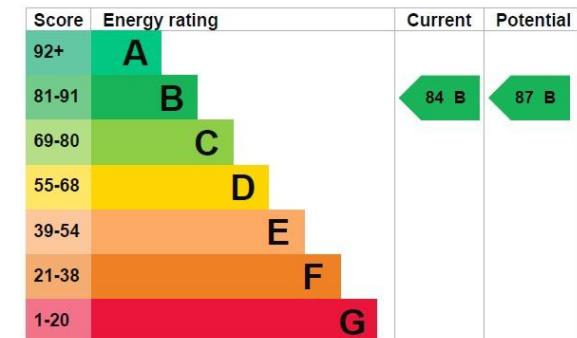
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Referral Fees

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.



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