

# Field Lane

Burton-on-Trent, Staffordshire, DE13 0NN

John  
German









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Guide Price £350,000

Offering stunning far reaching views to the rear, John German are pleased to offer to market this deceptively spacious and attractive four bedroom detached family home, located on the sought after Field Lane on the outskirts of Burton-On-Trent.





Located on Field Lane, just a short drive from both Burton Queens hospital as well as a host of other amenities, this superb detached family home enjoys a terrific plot with excellent views to the rear, briefly comprising of a spacious entrance hallway, three reception rooms, kitchen, utility, shower room, four bedrooms, walk in wardrobe and bathroom.

Set back from the road, the property benefits from a block paved driveway to the front, providing off street parking with borders hosting a range of plants and shrubs.

The front entrance door leads into the main hallway, which opens out to a great space, with doors off to the various downstairs rooms and stairs rising to the first floor, with useful understairs storage cupboard. There are two rooms to the front of the property – the dining room and additional reception room, both being spacious and having double glazed windows to the front aspect. Providing a great space for entertaining guests, the reception room also offers potential for use as a play room or a home office if required.

Continuing through, the main lounge is to the rear of the property, having two central heating radiators and feature gas fireplace with surround (currently not operational) which offers a tasteful focal point to the room. Providing fantastic views out to the rear garden and beyond are two double glazed windows as well as a patio door.

Adjacent to the lounge, the smartly appointed kitchen has a fantastic range of both eye level and base units, with work surfaces over including a breakfast bar. Tiling to the floor and part tiled walls, with space for a double range cooker, stainless steel splashback and overhead extractor, one and a half bowl stainless steel sink and drainer unit and integrated dishwasher. Access is given to the utility, providing further work surface, appliance space/plumbing for a fridge/freezer and washing machine with double glazed window to the side aspect.

The ground floor also hosts the fourth bedroom/additional reception room, which is a good sized double and has double glazed window to the side aspect. Completing the downstairs is the well-appointed shower room, comprising enclosed corner shower cubicle, low level WC and pedestal hand wash basin.

Upstairs, the landing gives access to the three well-proportioned bedrooms. Bedroom one is a generous double, with a double glazed window making the most of the fantastic views to the rear and double doors opening into the walk in wardrobe. Bedrooms two and three are both good sizes, with potential to be used as doubles. Both have a double glazed window and share use of a further walk in wardrobe, meaning the floor space of the rooms is maximised. Completing the accommodation is the family bathroom, with panelled bath and shower over, low level WC and pedestal hand wash basin. There is also a useful storage cupboard and double glazed window.

Outside, the property benefits from a fantastic rear garden, with decked seating area to the immediate rear of the property as well as at the end of the predominantly lawned garden.

**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.environment-agency.co.uk](http://www.environment-agency.co.uk)

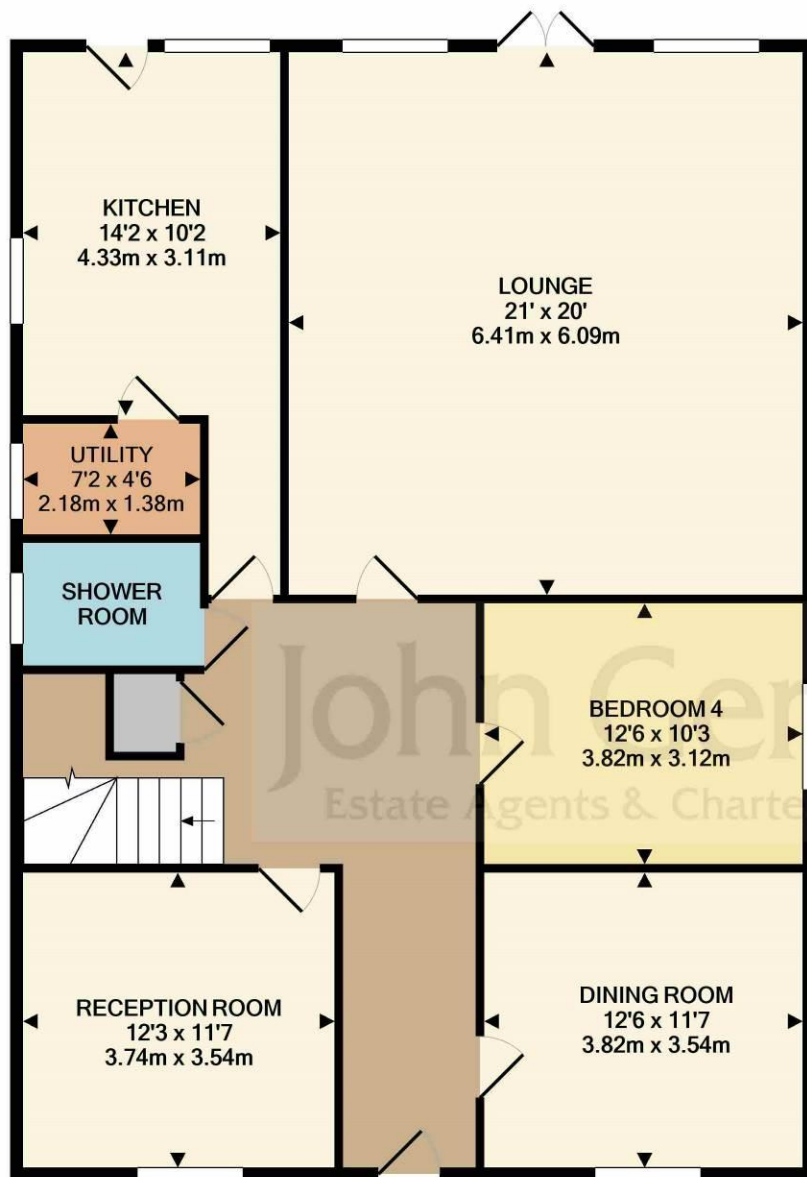
**Our Ref:** JGA/14102020

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

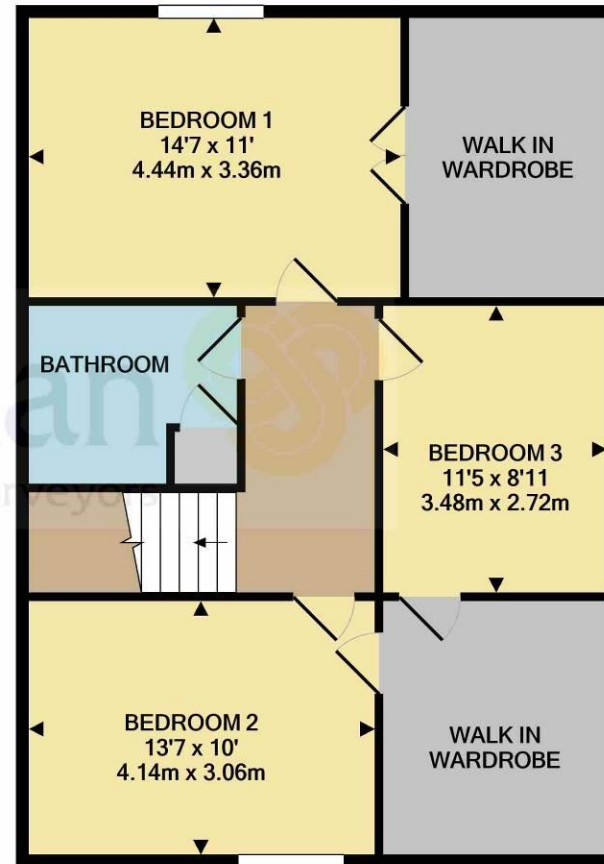








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



## John German

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Burton upon Trent | Derby | East Leake | Lichfield  
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