

King Lane

Burton-on-Trent, DE13 9FE

John German





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£249,950

A stunning modern three storey family home with exceptional accommodation in a highly regarded location convenient for good schools and town centre amenities.



Accommodation

A canopy porch with panelled entrance door opens directly into the hall which has an attractive fitted cloakroom WC off. A door leads into the spacious lounge with bay window to the front, a further side window and a very useful under stairs store cupboard.

Off the lounge an inner hall has stairs leading to the first floor and a door entering the attractive dining kitchen that is fitted with a contemporary range of gloss base and wall units surmounted by attractive worktops with inset stainless steel sink with mixer tap, a stainless steel four ring gas hob with splash back and extractor hood over together with eye level stainless steel electric fan oven and an integrated dishwasher. There is space for an upright fridge freezer plus a further concealed cupboard has plumbing for an automatic washing machine. Attractive wood effect flooring runs throughout, and a window and French doors open to the rear garden.

To the first floor the landing has a useful built-in storage cupboard together with door to an inner landing with window overlooking the front and stairs off to the second floor.

There are two excellent first floor double bedrooms both with attractive fitted wardrobes served by a spacious contemporary bathroom equipped with a white and chrome suite having bath in tiled surrounds, pedestal wash hand basin, WC, heated towel rail and extractor fan.

The second floor has a superb open plan master bedroom which is exceptionally spacious having a window to the front together with two velux windows to the rear affording far reaching views. This comes with a very attractive contemporary en suite shower room comprising tiled shower with glazed screen, pedestal wash hand basin, WC, extractor fan and heated towel rail.

Outside

To the front a landscaped garden has a lawn and hedging, and a paved path leading to the front door. A side tar macadam driveway has ample space for two cars in tandem style. A gate leads to the enclosed rear garden which has a lawn, paved patio areas plus a further decorative patio having timber pergola over and useful slabbed area for a shed. Outside light, tap and power point.

Note

Estate Green maintenance charges applicable.

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. Broadband services are available.

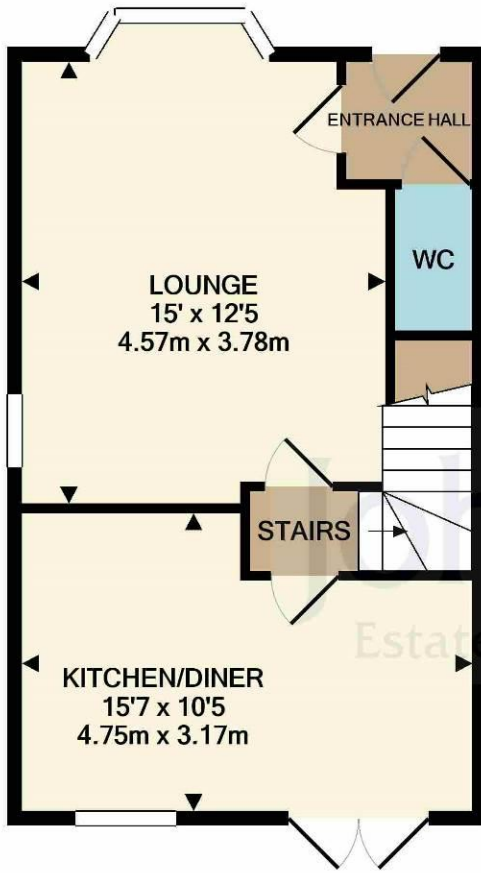
Useful Websites: www.environment-agency.co.uk
www.eaststafsbcc.gov.uk

Our Ref: JGA/06012021

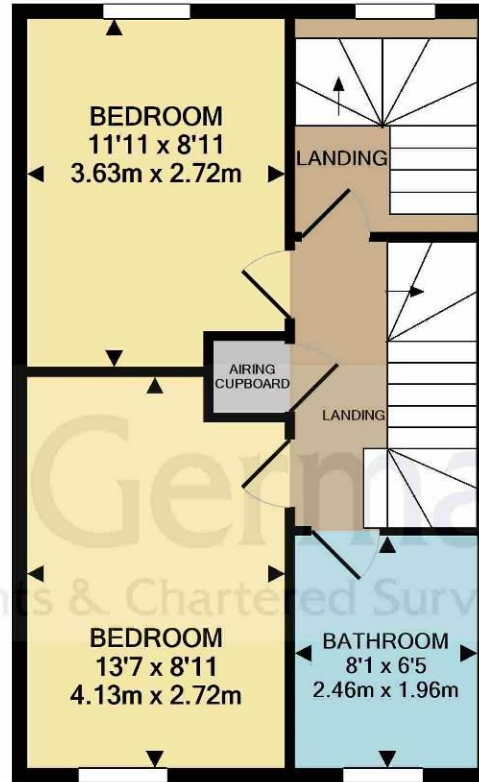
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



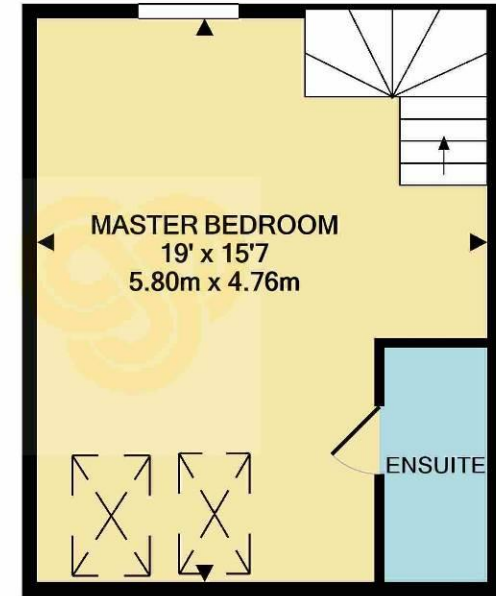




GROUND FLOOR



1ST FLOOR



2ND 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

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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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German
 129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
 01283 512244
 burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter | The London Office
JohnGerman.co.uk Sales and Lettings Agent



