

Field Lane

Burton-on-Trent, DE13 0NJ



Located on the highly sought-after Field Lane in Burton, this charming, detached home is offered for sale with NO ONWARD CHAIN. A fantastic opportunity for buyers looking to personalise and modernise, a perfect canvas to create a modern family home in a desirable location.

£280,000



John German

Ideally located, this spacious and detached property sits prominently on Field Lane, a superb location with easy access to the amenities of the town, with views offered to both the front and rear.

The property has been generously extended over the years and features a substantial amount of living accommodation throughout (over 1300 Sq. Ft). To the front, there is a spacious front driveway for off road parking which is laid to stone and has access to the integral garage. The garage is equipped with power and lighting throughout.

The front door opens up into the front living room, which has stairs leading to the first floor and a charming fireplace with built in log burner. The living room follows onto the modern fitted kitchen.

The kitchen is fitted with matching wall and base units with granite worktops above, base level oven, gas hob with cooker hood above, plumbing for washing machine and inset sink and drainer. To the back of the kitchen, there is an inner hallway with a w/c just off.

To the rear of the home, you will find the extended living room with another fireplace and patio doors leading to the rear garden.

To the first floor, the property boasts three generous sized bedrooms, two of which are comfortably double sized bedrooms. The master bedroom offers the potential for its own en suite, with plumbing already in place. While the installation is currently in need of repair, it presents a great opportunity for buyers.

The other two bedrooms share a family bathroom, which has a corner bathtub with shower above, w/c and wash hand basin.

The rear garden is a fantastic size and is privately enclosed to the perimeter. Mainly laid to lawn with a useable workshop to the bottom of the garden.

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 & garage

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 D

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

Our Ref: JGA/29042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>John German</div> <div>Approximate total area[®] 1494 ft² 138.8 m²</div>
 <p>Ground Floor Building 2</p>		<div>(1) Excluding balconies and terraces</div> <div>Reduced headroom Below 5 ft/1.5 m</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>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.</div> <div>GIRAFFE360</div>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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