

Lingfield Road

Branston, Burton-on-Trent, DE14 3BQ



This lovely home features a spacious layout with a lounge and a large kitchen/diner opening out to the rear garden, together with three bedrooms, a modern shower room, established garden, garage and driveway. No Chain.

£215,000



John German

Situated off Regents Park Road, handy for schools for all ages, with shops, pubs and a bus route close by, it is an ideal first step on the property ladder, family home or those seeking to downsize without compromising on space.

The property is set behind a front garden with a drive to the side, leading to a single garage.

The front door opens into the hall with a guest WC. The lounge is a well proportioned room, ideal for relaxing, with a fireplace and window framing views to front.

The kitchen/diner is the highlight of the house - a spacious room ideal for families and entertaining, with windows and door out to the rear garden. There is a tiled floor and generous space for a dining or breakfast table, a well appointed kitchen and a useful under stairs cupboard.

To the first floor, where the landing has an airing cupboard and doors off to three bedrooms and a modern shower room. The master is a good size double with fitted mirrored wardrobes and views to front. Bedrooms two and three have garden views.

The rear garden is well established with a patio, shaped lawns and borders, and a useful rear door into the garage which has light and power points.

The garage is under a neighbouring coach house with a flying freehold.

Agents note: Awaiting Grant of Probate.

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 C

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

Our Ref: JGA/06112025

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Ground Floor



Floor 1

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Approximate total area[®]
858 ft²
79.7 m²

Reduced headroom
10 ft²
1 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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The Property
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APPROVED CODE
TRADING STANDARDS UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johnngerman.co.uk

Agents' Notes

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