

Lansdowne Road

Branston, Burton-on-Trent, DE14 3EW

John
German



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Guide Price £295,000

This three-bedroom semi-detached family home, located on the ever-popular Lansdowne Road in Branston is a traditional 1930s property that has been thoughtfully extended and modernised to suit contemporary family living.

Upon entering, you are welcomed by a spacious and welcoming entrance hallway, setting the tone for the rest of the home. To the left is a generous living room, featuring a large bay window, feature fireplace, and ample space for family furnishings. Further along the hallway is a useful under-stairs storage cupboard, ideal for coats and household essentials.

The true centrepiece of the home is the impressive U-shaped kitchen diner, fitted with stylish shaker-style units offering an abundance of wall and base storage, deep drawers, a five-ring gas hob, extractor fan, eye-level double oven, space for a dishwasher, and tiled splashbacks. To one end is space for a fridge freezer (not included) and a small family dining area, enhanced by a charming, panelled feature wall.

Although currently arranged as a kitchen diner, the property benefits from a rear extension, creating an additional versatile reception room. Currently used as a family room, this space would equally lend itself to a formal dining room, snug, playroom or home office, with French doors opening out to the rear garden, allowing plenty of natural light.

Off this room is a spacious utility room and a separate downstairs WC, adding to the practicality of the layout. Upstairs, the property offers two generous double bedrooms and a third single bedroom, which would also make an ideal study or nursery. The family bathroom comprises a shower over bath, WC and hand wash basin, is mostly tiled for easy maintenance, and benefits from a heated towel rail. The landing also provides access to an additional storage cupboard.

Externally, the property continues to impress with a long rear garden, perfect for entertaining, family life and outdoor gatherings. The garden features an initial large patio area, ideal for seating and dining, followed by an expansive lawn beyond. To the front, the property benefits from a driveway providing off-road parking for up to four vehicles.

Situated in the well-regarded residential area of Branston, this home benefits from a strong community feel and easy access to a range of local amenities. Branston offers everyday convenience including local shops, a Co-op and larger supermarkets nearby, a selection of pubs and cafes, and healthcare facilities within easy reach. There are also several parks and outdoor spaces, including the highly regarded Branston Water Park nature reserve, perfect for family walks, picnics and wildlife spotting. For families, there is a choice of schools in and around Branston and Burton, and excellent road links via the A38 make commuting straightforward. Burton-on-Trent town centre is a short drive away, offering broader shopping, leisure and transport options including a mainline rail station.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA26012026

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.

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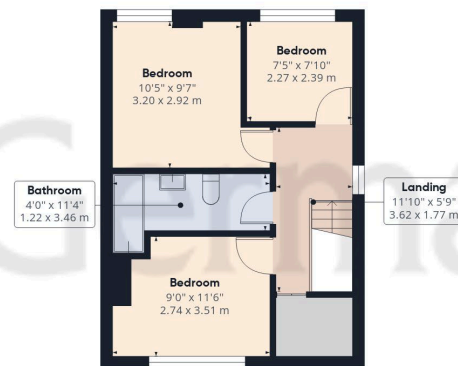


Ground Floor

Approximate total area⁽¹⁾

983 ft²

91.1 m²



Floor 1

(1) Excluding balconies and terraces

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

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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.

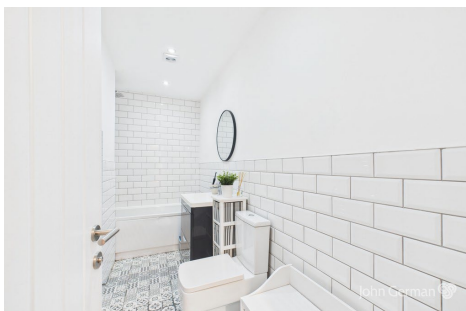
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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