



**73 Field Lane  
Burton-On-  
Trent  
DE13 0NJ**

**Offers Over  
£350,000**

- **STUNNING GARDEN**
- **PLANNING PERMISSION: P/2023/00267**
- **CURRENTLY, THREE BEDROOM DETACHED**
- **LOUNGE WITH FRENCH DOORS OUT TO THE GARDEN**
- **DINING ROOM AND MODERN FITTED KITCHEN**
- **GROUND FLOOR SHOWER ROOM**
- **1ST FLOOR BATHROOM**
- **GARAGE**
- **DRIVE**

## GENERAL INFORMATION

### THE PROPERTY

We are delighted to offer this three-bedroom detached residence located on Field Lane in the sought-after area of Burton upon Trent. This delightful detached house boasts a lounge with French doors looking out over the garden, a dining area, a modern fitted kitchen with light oak worktops, and a ground floor shower room with granite countertops. On the first floor are three bedrooms and a well-appointed bathroom, offering ample space for comfortable living.

One of the standout features of this property is its stunning garden, providing a picturesque setting for outdoor relaxation and entertaining. Additionally, the property comes with planning permission for an extension to the rear and side and further planning permission is in place for a separate workshop at the end of the garden, allowing the possibility of creating a four-bedroom home to suit a family's needs.





Field Lane offers the best of both worlds, close enough to local amenities with a supermarket, convenience stores, pharmacy, doctors and schooling, yet is close to open countryside, offering a more rural environment for those that enjoy countryside walks.

#### ACCOMMODATION

Entrance opens through to hallway.

#### HALLWAY

2.62m x 1.55m (8'7" x 5'1")

Has attractive wood effect flooring, door to lounge, stairs off to first floor and a further door that opens through to the ground floor shower room.

#### GROUND FLOOR SHOWER ROOM

1.28m min 2.28m x 2.93m (4'2" min 7'5" x 9'7")

Window to the front aspect, fully tiled shower enclosure, vanity units with matching wall mounted cabinets and shaving mirror with worktops inset with a sink, there is a further vanity unit with built in W.C. and storage, attractive tiled surrounds, recessed ceiling down lights, chrome heated towel rail.

#### LOUNGE

4.05m x 3.64m (13'3" x 11'11")

Has French doors leading out on to the rear patio with lovely views over the garden and surroundings, wood effect flooring (installed in Feb 2024), feature fire surround with electric fire inset, there is coving to ceiling, wall light points, ceiling light points and a wide opening through to the dining room.

#### DINING ROOM

3.08m x 4.02m (10'1" x 13'2")

Has a window to the front aspect, continuation of the wood effect flooring (installed in February 2024), coving to ceiling, ceiling light point and radiator, a door leads through to a modern fitted kitchen.

#### MODERN FITTED KITCHEN

3.52m max 2.96m min x 4.26m (11'6" max 9'8" min x 13'11")

Is equipped with a range of base cupboards, drawers and matching wall mounted cabinets, light oak worktops are inset with a Belfast sink and a four ring hob, integrated appliances include a fridge, freezer, wine cooler and dishwasher, a large picture window looks out over the rear garden, there is a further door leading through to a



pantry where the domestic hot water and central heating boiler is housed (boiler installed in 2022) and a further door leading through to the side porch giving access to the rear garden.

#### FIRST FLOOR

#### LANDING

With a loft access point, loft being partially boarded, window to the front aspect and all doors leading off

#### BEDROOM ONE

3.01m x 3.88m to window (9'10" x 12'8" to window)

Has views over the rear garden and countryside, there is a radiator, coving to ceiling, ceiling light point and a useful built in storage cupboard.

#### BEDROOM TWO

2.48m min x 2.90m to window (8'1" min x 9'6" to window)

Window to the rear aspect, coving to ceiling, ceiling light point and radiator.

#### BEDROOM THREE

3.20m x 1.83m (10'5" x 6'0")

Has wood effect flooring (installed in 2022), window to the front aspect, radiator and ceiling light point.

#### BATHROOM

1.73m x 1.89m to window (5'8" x 6'2" to window)

Well presented with a modern white suite and is equipped with a panelled bath with mixer taps and a separate Mira electric shower over with a glazed screen, pedestal hand wash basin, heated towel rail and W.C., there is a high line obscure window, tiled surrounds and recessed ceiling down lights.

#### OUTSIDE

The rear is a true feature of this property and stunning space to entertain in. The garden offers sweeping manicured lawns, various patios to enjoy the sun and offering different view points. Attractive ornamental borders with flowers and shrubs. A kitchen garden and ample space for sheds and greenhouses.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

#### CURRENT UTILITY SUPPLIERS

Gas - Octopus

Electric - Octopus

Water - Mains - South Staffs

Sewage - Mains

Broadband supplier - Sky



#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### CONSTRUCTION

Standard Brick Construction

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with

regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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