



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

**£465,000**

- Individual detached bungalow
- Vacant possession
- GCH and Double Glazed windows
- Spacious lounge to the rear
- Fitted kitchen and dining room
- Three double bedrooms
- Two bathrooms
- Detached brick built garage
- Stunning and generous plot.



## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co are delighted to offer this individually styled, deceptively spacious detached three-bedroom bungalow. This lovely fairy-tale bungalow has a fabulous plot with an excellent frontage and long driveway leading to a detached garage. To the rear is a good-sized lawn with space for a kitchen garden and panoramic views across Burton and beyond.

A cottage-style entrance door leads into a porch, with a further door opening into a spacious hallway. Three double bedrooms are situated to the front and side of the property, two bathrooms, and a superb-sized lounge sit to the rear with views over the garden and beyond. Double doors lead off to the dining room, which has a fitted kitchen off.

### LOCATION

Field Lane is a sought-after location close to all local amenities but with rural walks on the doorstep.





#### ACCOMMODATION

Attractive cottage style entrance door opens through to the entrance lobby.

#### ENTRANCE LOBBY

1.41m width x 1.71m max (4'7" width x 5'7" max)

Ceiling light point, radiator and step rising into main hallway.

#### HALLWAY

1.199m 2.40m max 1.67m min x 5.08m (3'11" 7'10" max 5'5" min x 16'7" )

Spacious hallway having radiator, ceiling light point, stained glass, loft access point and all doors leading off:

#### AIRING CUPBOARD

0.91m x 1.50m (2'11" x 4'11")

Houses the mega flow water tank, the boiler and provides further space for linen storage.



#### LOUNGE

4.81m x 7.44m (15'9" x 24'4")

Has fabulous views over surrounding countryside, feature fire surround with a gas log effect burner and a feature circular window to the side aspect, there is coving to ceiling, radiator and ceiling light points. A door leads through to the dining room.

#### DINING ROOM

3.21m to side window x 4.26m width (10'6" to side window x 13'11" width)

Has a large window to the side aspect, coving to ceiling, radiator, door to hall, double doors leading through to the kitchen and fitted with a range of base units and drawers with worktop over.



#### KITCHEN

3.17m x 2.97m to window (10'4" x 9'8" to window )

Has a large window looking out over the rear garden and offering fabulous views over the town below, there is a range of built in base cupboards, matching drawers and wall mounted cabinets, worktops incorporate a four ring gas hob, and a one and a quarter stainless steel sink with mixer taps over, integrated appliances include an AEG double oven and AEG dishwasher, there is space for fridge, heated chrome towel rail, tiled surrounds, tiled flooring and a door leading out to the side aspect.



#### BEDROOM ONE

3.76m min 4.26m max x 3.91 (12'4" min 13'11" max x 12'9")

Has a window to the side aspect, two windows looking out to the front aspect, coving to ceiling, ceiling light point and gas fire. This is bedroom four which had been used as an additional sitting room/study by the owners.

#### BEDROOM TWO

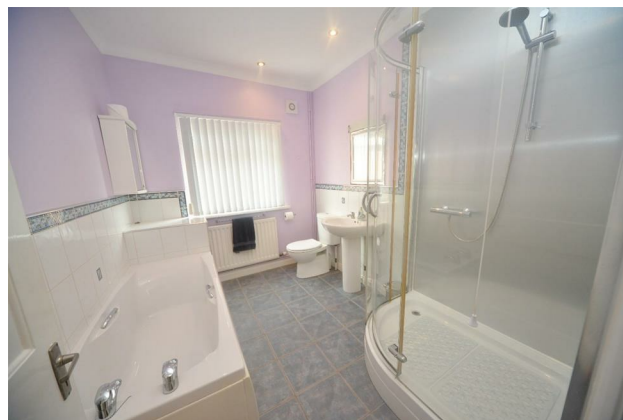
2.73m min 3.21m max x 3.28 (8'11" min 10'6" max x 10'9")

Has windows looking out to the side aspect and to the front aspect, radiator, coving to ceiling and ceiling light point.

#### BEDROOM THREE

3.04m x 3.96m to window (9'11" x 12'11" to window)

Has a window to the side aspect, radiator, coving to ceiling and ceiling light point.



#### BATHROOM

2.27m x 2.94m to window (7'5" x 9'7" to window)

Is equipped with a panelled bath with taps, a large corner shower enclosure with waterproof boarding and glazed screen, pedestal hand wash basin and W.C., there are attractive tiled surrounds and tiled flooring, a radiator, a further heated towel rail, recessed ceiling down lights and an obscure window to the side aspect.

#### SECOND BATHROOM

2.35m to window x 1.97m (7'8" to window x 6'5" )

Is equipped with a coloured suite which incorporates a deep set bath with shower over, pedestal hand wash basin and W.C., there are tiled surrounds, radiator, chrome heated towel rail, ceiling light point and an obscure window to the side aspect.

#### OUTSIDE

The property sits back off Field Lane behind



an extensive long Tarmac driveway with a generous size front lawn with mature herbaceous borders, the drive leads to a detached brick built garage.

#### DETACHED GARAGE

3.88m x 6.66m (12'8" x 21'10")

Has a remote door, two windows to the side aspect, a further window looking out to the rear garden, a personal access door into the garden, ceiling light point and power.

#### REAR GARDEN

Is a lovely feature of the property and offers superb views over Burton town with views over to the water tower and countryside beyond, there is a generous sized lawn, ample space for a kitchen garden, space for sheds and greenhouses if required and Tarmac patio and paved paths.

#### 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 E

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas - Utility Warehouse

Electric - Utility Warehouse

Water - Mains - South Staffs Water

Sewage - Mains - South staffs water

Broadband supplier - Talk Talk

#### BROAD BAND SPEEDS

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

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

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

<https://www.gov.uk/government/organisations/environment-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](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search)

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

#### 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2024) A



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, omissions 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.  
Made with: Neoprog 03/2014

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center; font-size: 2em; font-weight: bold;">83</div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<div style="font-size: 2em; font-weight: bold;">63</div>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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