

Field Lane

Burton-on-Trent, DE13 0NJ



Set within an impressive south-facing plot on one of Burton-on-Trent's most desirable residential roads, this detached three-bedroom home combines beautifully maintained gardens with exciting development potential. Offering spacious accommodation, elevated views and approved planning permission for a substantial two-storey side extension, the property presents a fantastic opportunity to create a significantly larger family home in an established setting.

Guide Price £320,000



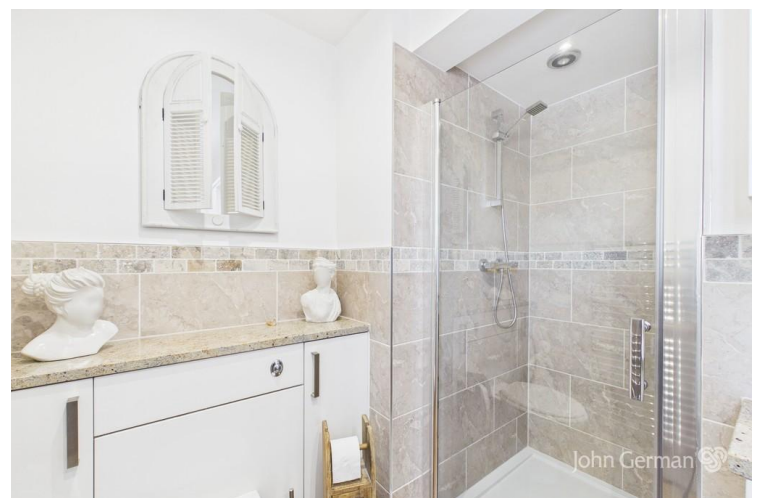
John German

Field Lane is recognised as one of Burton-on-Trent's most established and sought-after residential addresses, offering an excellent balance of convenience and lifestyle. A wide range of everyday amenities, including supermarkets, independent retailers, healthcare facilities and Queen's Hospital, are all within easy reach. The area is particularly popular with families thanks to its selection of well-regarded schools, while nearby parks, woodland walks and open countryside provide excellent opportunities to enjoy the outdoors. Burton town centre offers an extensive range of shopping, dining and leisure facilities, with excellent transport connections via the A38 placing Derby, Lichfield and the wider Midlands comfortably within commuting distance.

Our Ref: JGA06072026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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