

Field Lane

Burton-on-Trent, , DE13 0NN

John
German



John German



Field Lane

Burton-on-Trent, DE13 0NN

Guide Price £375,000

Situated on the ever-popular Field Lane, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation throughout. Occupying a generous plot with a private enclosed rear garden, detached garage and ample off-road parking, with no upward chain and ready to move into.

John German 

The accommodation has a unique split-level layout, creating a wonderful sense of space and character. Upon entering, you are welcomed into a generous entrance hall which provides access to all principal rooms.

To the front of the property is a spacious dining room, which retains an original feature fireplace, adding warmth and character.

There are three well-proportioned double bedrooms, all neutrally decorated and offering flexible accommodation to suit a variety of buyers, whether as bedrooms, guest rooms or a home office.

The bathroom has been fitted as a practical wet room and comprises a walk-in shower area, WC and hand wash basin, complemented by full-height tiling for a clean and contemporary finish.

The real heart of the home is found to the rear, where a stunning open-plan kitchen and living space has been thoughtfully designed for modern family living. The kitchen is fitted with a range of wall and base units together with ample worktop space, drawers, two sinks, an extractor fan, and designated space for a Rangemaster-style cooker, washing machine, dishwasher and fridge freezer.

A small set of steps leads down into the impressive living area, creating an attractive split-level design. This generous reception space comfortably accommodates a range of family furniture and enjoys an abundance of natural light thanks to French doors opening onto the garden, Velux roof windows and the vaulted ceiling with exposed supporting beams, creating a bright, airy and inviting atmosphere.

Outside, the property continues to impress. To the front, a well-maintained lawn is complemented by mature shrubs and established planting, while a mature hedge provides excellent privacy from the main road. A long driveway extends down the side of the property, providing ample off-road parking and leading to the detached garage.

The enclosed rear garden offers a fantastic space for entertaining and family enjoyment. A large paved patio provides the perfect setting for outdoor dining before leading onto a generous lawn. Beyond the garden are pleasant open views, enhancing the feeling of privacy and tranquillity.

Field Lane is a highly regarded residential location within Burton upon Trent, offering excellent access to a range of local amenities including shops, supermarkets, schools, healthcare facilities and regular public transport links. The property is also conveniently positioned for Burton town centre, the A38, and nearby countryside walks, making it an ideal choice for commuters and those seeking a balance between convenience and peaceful surroundings.

Offering spacious accommodation, a beautiful open-plan living space, generous gardens and the benefit of no upward chain, this superb detached bungalow presents an excellent opportunity for families, downsizers and anyone looking for flexible, move-in-ready accommodation in a sought-after location.

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: Traditional **Parking:** Drive & garage

Water supply: Mains

Sewerage: Mains

Electricity supply: Mains

Heating: Mains 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







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

111 m²
1195 ft²

(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.

GIRAFFE 360



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.

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.

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	74 C
39-54	E		
21-38	F		
1-20	G		



John German
 129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
 01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



