

Field Lane

Burton-on-Trent, DE13 0NN

John German





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Offers over £350,000

With stunning far reaching views to the rear, this lovely 1930s bungalow enjoys a wonderful non estate location set on a large garden plot with two reception rooms, fitted kitchen, three bedrooms, family bathroom, a generous drive & a good size detached garage.



This character detached 1930s offers a spacious home with spectacular views to rear in a lovely non estate location well placed for schools, local shops & Queens Hospital.

Comfortable enough to move into together with plenty of potential to modernise, this is an ideal home for those seeking a property in an established location to put their own stamp on.

Set behind a generous front garden with a gated drive, shaped lawns & hedging.

The front door opens into the porch which then leads to a welcoming hall with doors leading off.

To the left is a spacious lounge with fireplace and picture window framing views to front. The second reception room currently used as a living/dining room takes full advantage of the far reaching views to rear, a lovely space to unwind and relax, this room adjoins the kitchen fitted with units and an integrated double oven, hob plus space for further appliances, windows to rear and side and door to a long enclosed carport/garage with both a front door and timber doors opening to the rear giving access to the detached garage.

Off the hall the master bedroom is a large double with views to front, bedroom two is a highlight with fabulous views and a door out to a paved terrace to rear, bedroom three currently used as a dressing room and a character bathroom with bath, basin & bidet and a separate WC.

Off the hall a spiral staircase leads to the loft space with sky lights and eaves storage (There are no building regulations for this).

There are large rear gardens with lawns, hedging and views. A raised paved terrace with stunning views and an outhouse/garden store with the gas central heating boiler.

The detached garage is oversized perfect for car enthusiasts or those wanting a good size workshop. (Buyers are advised to check access if wide enough for their needs)

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 & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA17122025

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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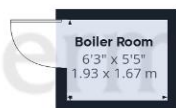




Ground Floor Building 1



Floor 1 Building 1



Floor -1 Building 2



Ground Floor Building 2

Approximate total area⁽¹⁾

1801 ft²

167.2 m²

Reduced headroom

578 ft²

53.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

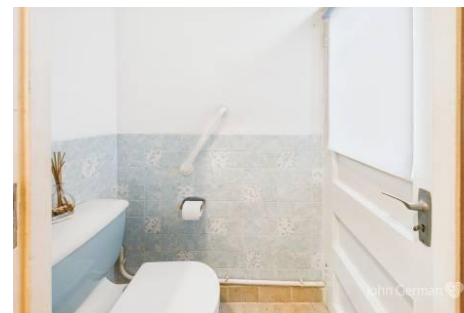
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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