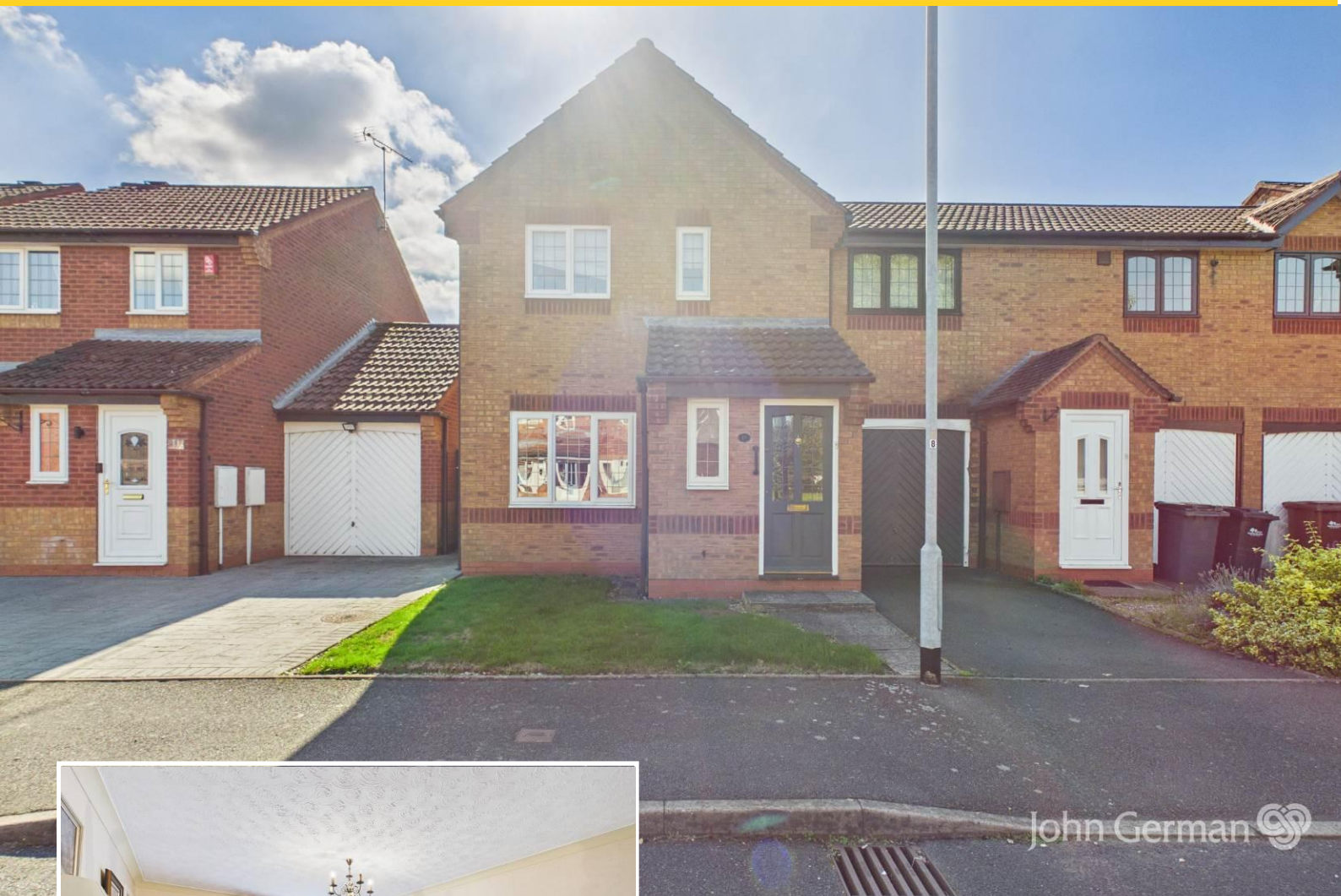


Lingfield Road

Branston, Burton-on-Trent, DE14 3BQ



This lovely home features a spacious layout with a lounge and a large kitchen/diner opening out to the rear garden, together with three bedrooms, a modern shower room, established garden, garage and driveway. No Chain.

£215,000



John German

Situated off Regents Park Road, handy for schools for all ages, with shops, pubs and a bus route close by, it is an ideal first step on the property ladder, family home or those seeking to downsize without compromising on space.

The property is set behind a front garden with a drive to the side, leading to a single garage.

The front door opens into the hall with a guest WC. The lounge is a well proportioned room, ideal for relaxing, with a fireplace and window framing views to front.

The kitchen/diner is the highlight of the house - a spacious room ideal for families and entertaining, with windows and door out to the rear garden. There is a tiled floor and generous space for a dining or breakfast table, a well appointed kitchen and a useful under stairs cupboard.

To the first floor, where the landing has an airing cupboard and doors off to three bedrooms and a modern shower room. The master is a good size double with fitted mirrored wardrobes and views to front. Bedrooms two and three have garden views.

The rear garden is well established with a patio, shaped lawns and borders, and a useful rear door into the garage which has light and power points.

The garage is under a neighbouring coach house with a flying freehold.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

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

Our Ref: JGA/06112025

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



Floor 1

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Approximate total area[®]	
858 ft ²	
79.7 m ²	
Reduced headroom	
10 ft ²	
1 m ²	

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Agents' Notes

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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.

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Burton upon Trent | Derby | East Leake | Lichfield
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