

CURRAN  
BIRDS  
+ CO

Field Lane, Horninglow  
Burton-On-Trent  
£325,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



DETACHED HOME WITH BEAUTIFUL GARDEN & PLANNING PERMISSION FOR EXTENSION - Positioned on one of the area's most well-regarded roads, this well proportioned three-bedroom detached home offers both immediate comfort and exciting future potential. Enjoying a beautifully arranged mature garden and countryside views to the rear, the property blends practical living with scope to grow.

Planning permission (P/2023/00267) is already in place for a substantial two-storey and side extension, creating the opportunity for a four-bedroom home with expanded living space. With well-proportioned interiors, a modern kitchen and a private garden designed for entertaining, this is a home that works today while offering a clear vision for tomorrow.





## The Detail

The accommodation is thoughtfully arranged across two floors, offering a natural flow between living and dining spaces. The lounge sits to the rear, with French doors opening directly onto the patio – framing views across the landscaped garden and drawing in excellent natural light. A wide opening connects to the dining room, creating a sociable layout suited to both everyday living and entertaining.

The kitchen is fitted with a range of modern cabinetry, complemented by light oak worktops and a Belfast sink, along with integrated appliances including fridge, freezer, wine cooler and dishwasher. A useful ground floor shower room adds flexibility.

Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom. The principal and second bedrooms enjoy open aspects over the garden and surrounding greenery.



Externally, the rear garden is a standout feature – arranged over terraces with sweeping lawns, mature planting borders and multiple seating areas, offering privacy and space in equal measure. A driveway and garage complete the setting.





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## The Location

Field Lane occupies a well-regarded position within Burton-on-Trent, offering a balance between everyday convenience and access to open countryside. Local amenities are within easy reach, including supermarkets, independent convenience stores, a pharmacy and medical facilities, making daily routines straightforward.

For families, there are reputable schooling options nearby, while Queen's Hospital is also conveniently positioned. Green spaces and surrounding countryside provide opportunities for weekend walks and outdoor pursuits, giving the area a more relaxed, semi-rural feel despite its accessibility.

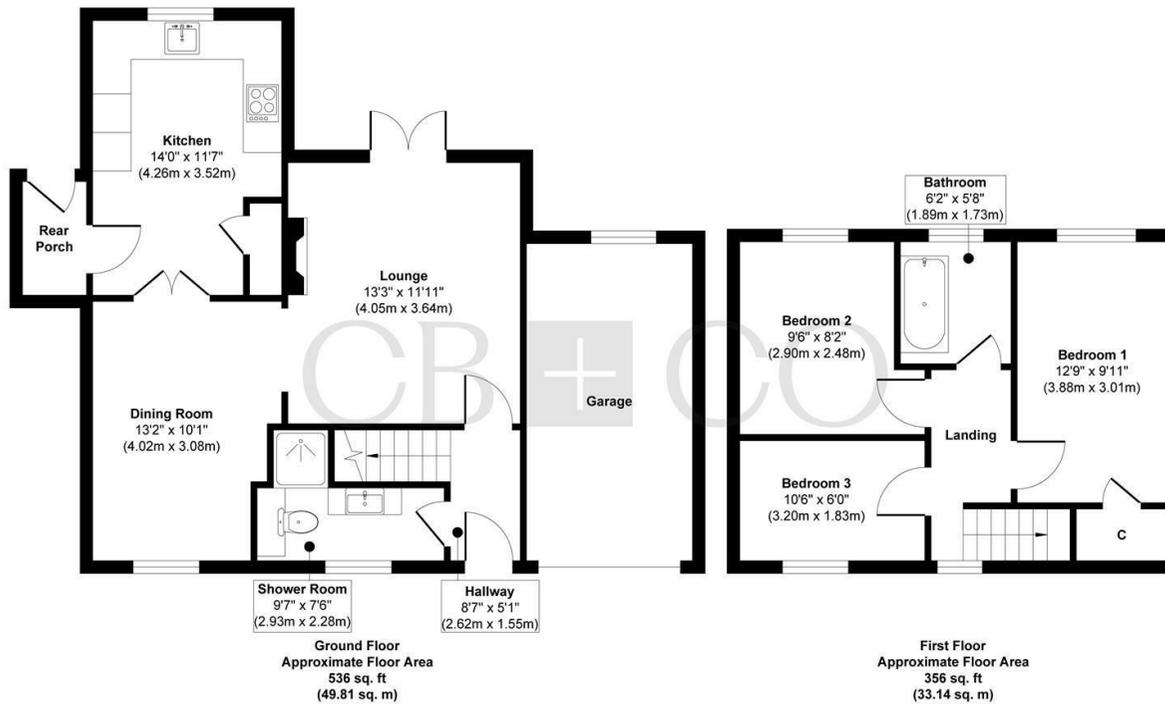
Burton town centre offers a range of cafés, restaurants and leisure facilities, while strong road links connect easily to Derby, Lichfield and the A38 corridor — making this a practical base for commuters seeking space without sacrificing connectivity.







**73 Field Lane**



**Approx. Gross Internal Floor Area 892 sq. ft / 82.95 sq. m (Including Garage)**

Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Well Proportioned Detached Family Home with Planning Permission for Extension
- Generous Plot - Beautiful Mature Gardens
- Beautifully Appointed Home
- Exciting Potential - Scope To Extend & Re-Model
- Entrance Hallway, Ground Floor Shower Room WC
- Open Plan Lounge and Dining Room & Well Appointed Kitchen
- Three Bedrooms & Bathroom
- Generous Driveway & Attached Single Garage
- Excellent Access to Local Shops & Amenities
- Close to Open Countryside

### Size

Approx 892.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

D

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*Let's Talk*

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