

£1,500 PCM

Jayman
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Lettings & Property Management



Lanes Close, Burton-On-Trent, Staffordshire DE13 7JS

£1,500 PCM

- Three bedroom detached property
- Brand new bathroom
- Dining Room
- Driveway
- EPC D
- Brand new kitchen
- Lounge
- Redecorated throughout
- Council tax band D
- Available early March 2026



Approached via front driveway the property benefits from gas central heating and double glazing and offers the following accommodation;
Entrance hall. Storage cupboards housing the washing machine and tumble drier.
Doors to:

Guest WC 5'11" x 3'4"

With WC and wash hand basin. Window to the side aspect.

Lounge 18'10" x 10'10"

Spacious reception room with fireplace and windows to the front aspect.

Kitchen 9'1" x 6'10"

Brand new kitchen with a good array of storage cupboards and cooker. Window to the rear aspect and exterior door to the side.

Dining Room 10'2" x 9'2"

With plenty of space for a dining table and chairs. Patio doors to the rear garden

To the first floor

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Master Bedroom 12'2" reducing to 9'6" x 10'8"

Double bedroom with fitted wardrobes and window to the rear aspect

Bedroom Two 11'6" x 9'9"

Double bedroom with fitted wardrobes and window to the front aspect.

Bedroom Three 9'1" x 8'7"

Single bedroom with window to the front aspect.

Bathroom 9'9" x 6'4"

Brand new bathroom suite comprising bath, separate shower cubicle, WC and wash hand basin. Window to the rear aspect

Exterior

To the front of the property, there is driveway parking for 2 cars.

To the rear of the property, the garden is mainly laid to lawn with patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		