

18 Langer Close, Burton Upon Trent, DE14 3HW

£950 Per Calendar Month









Welcome to this charming semi-detached house located on Langer Close in the desirable area of Branston, just a stone's throw from Burton Upon Trent. This modern property, built in 1998, offers a comfortable living space of 850 square feet, making it an ideal home for small families or couples.

As you enter, you will find an inviting reception room that provides ample space for relaxation and entertaining. The well-appointed kitchen is perfect for culinary enthusiasts, while the two bedrooms offer a peaceful retreat at the end of the day. The property also features a contemporary bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this home is the single integrated garage, providing secure parking and additional storage options. Furthermore, the property boasts parking space for up to three vehicles, making it perfect for families with multiple cars or guests.

The location is particularly appealing, with excellent local schooling options nearby, making it a great choice for families. The newly renovated interiors add a fresh and modern touch, allowing you to move in with ease and enjoy your new home from day one.

For those with pets, there is the possibility of negotiation, making this property even more accommodating. Overall, this semi-detached house on Langer Close presents a wonderful opportunity to enjoy a modern lifestyle in a sought-after area. Don't miss your chance to make this delightful property your new home.

## Accommodation

### Ground Floor:

The property is entered via a front door into a hallway with access to a modern fitted kitchen positioned to the front elevation, featuring a range of blue wall and base units, tiled splash backs, integrated oven, gas hob and sink beneath the front window. To the rear, there is a spacious lounge diner with laminate flooring, space for living and dining furniture, and sliding patio doors that open onto the rear garden. Stairs from the lounge diner rise to the first floor.

### First Floor:

The landing provides access to two bedrooms and a family bathroom. The main bedroom sits to the rear elevation with a second bedroom overlooking the front. The bathroom is fitted with a three-piece suite including a panelled bath with shower over, wash hand basin and low-level WC, with part wall tiling and a window providing natural light and ventilation.

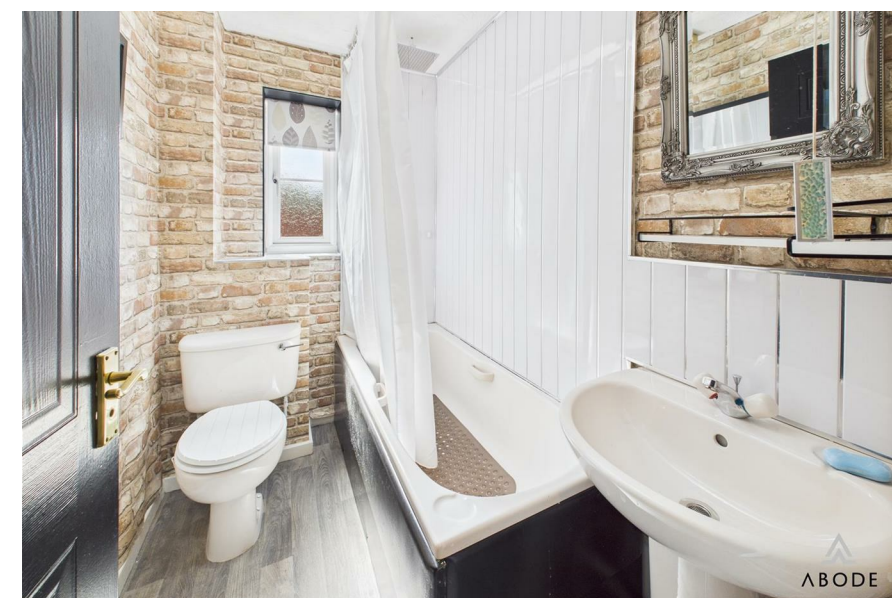
### Outside:

The front of the property offers a gravelled low-maintenance garden and a driveway providing off-street parking, leading to a garage with up-and-over door. To the rear, there is an enclosed garden laid mainly to lawn with a paved pathway, providing a private outdoor space suitable for entertaining or relaxing.

### Location:

The property is well positioned for access to local amenities including shops, schools and public transport links, as well as the A38 for commuting towards Burton town centre, Derby and further afield.





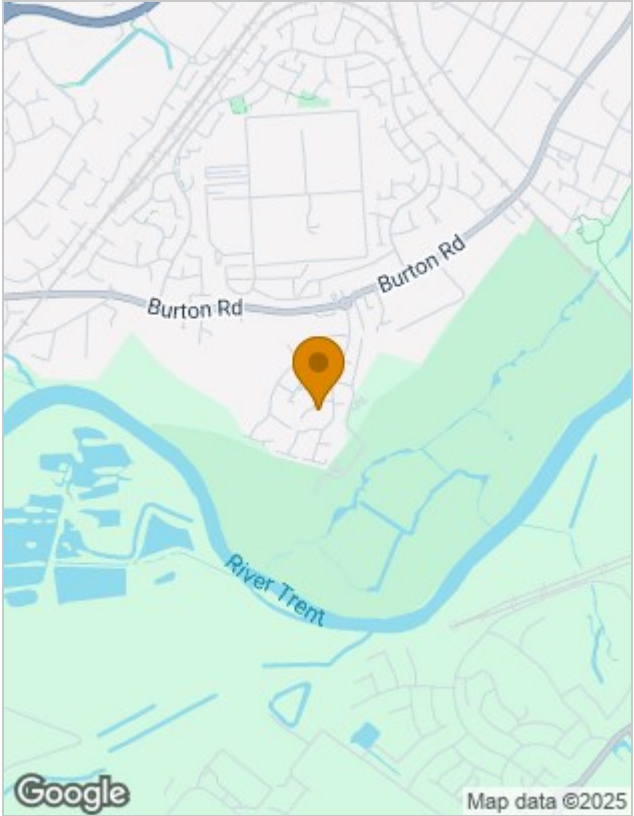




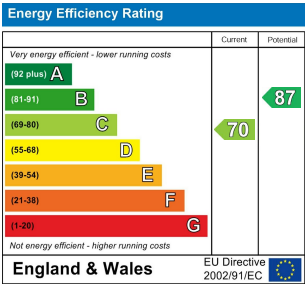
Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

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