

Captains Lane

Barton-Under-Needwood, Burton-on-Trent, DE13 8HB



A lovely bungalow occupying a sought after position with open aspect to front located in a highly desirable village.

NO UPWARD CHAIN

£280,000

John German 

Situated on a sought after non estate position on Captains Lane with an open aspect to the front is this superb bungalow, offered to the market with no upward chain.

The village offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

A side entrance door opens into the hall where on your right is the kitchen fitted with a range of base and eye level units, work surfaces, integrated double oven, hob and extractor hood. There is space for further appliances and a side facing window.

Next is the light and spacious living room having a front facing picture window and a door leading to an inner hall. From there are two good sized rear facing bedrooms and a bathroom fitted with a three piece suite and part tiled walls.

To the rear is a paved patio and a shaped lawn with side path leading to bottom of the garden where lies a further paved terrace, a perfect place to sit in the sunshine. A good sized shed provides useful storage.

To the front is a neat lawned garden and an adjacent expansive driveway leading to a side carport.

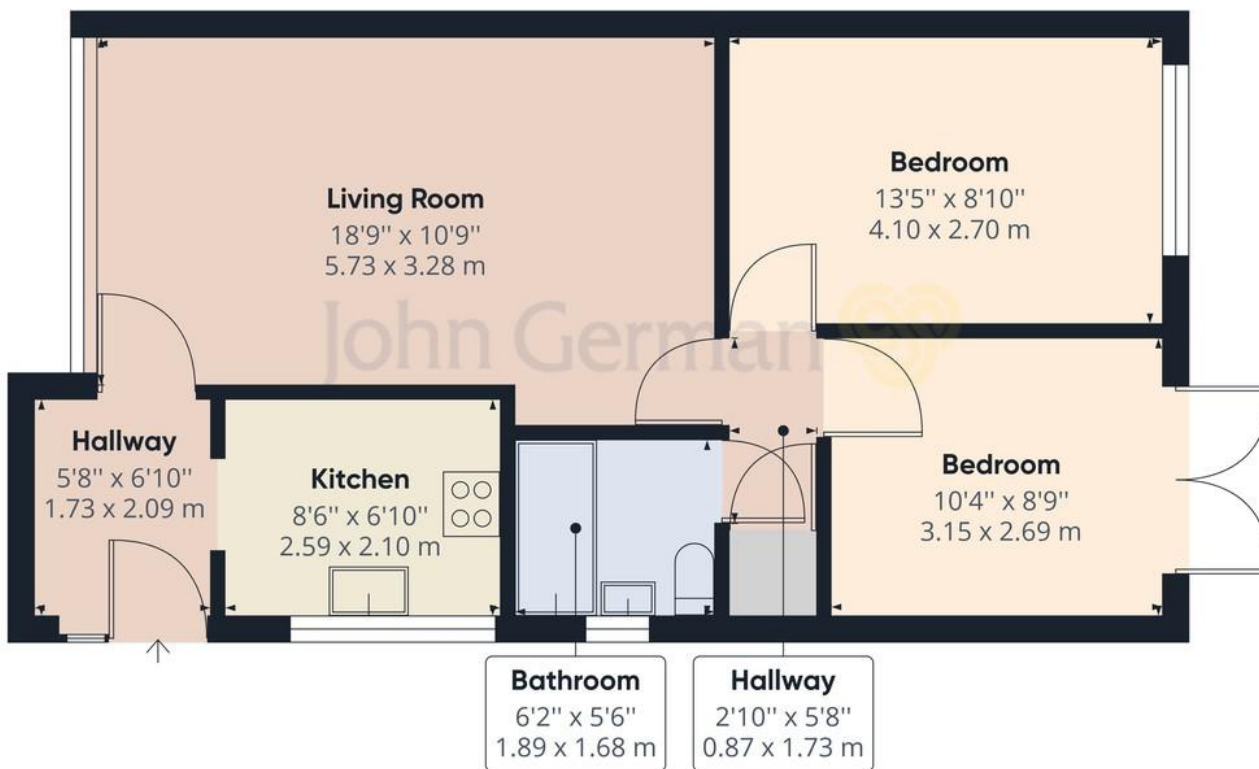
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/11042023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



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Approximate total area⁽¹⁾
591.70 ft²
54.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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Referral Fees

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
Loughborough | Stafford | Uttoxeter

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