

# Captains Lane

Barton-under-Needwood, Burton-on-Trent, DE13 8HA



A lovely link detached bungalow with fabulous potential to modernise set on a wonderful plot with open aspect to the front. Extended accommodation includes a lounge/diner, separate study/snug, fitted kitchen, two bedrooms, shower room, long drive and established gardens.

NO UPWARD CHAIN

£250,000

John German 

Situated in the sought after village of Barton under Needwood with 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.

The bungalow enjoys a lovely position on Captains Lane with an open aspect to the front and a bus stop just a stone's throw away. Aside entrance door opens into the hall with an arch into a fitted kitchen having a range of base and eye level units with work surfaces over, space for appliances and a window to the side.

A good sized lounge/dining room has a large picture bow window overlooking the front. An archway leads to the extended accommodation which has created a study/home office, this could also make an ideal snug or sitting room, with window overlooking the front.

Off the lounge a door opens to an inner hallway with storage cupboard and doors leading off to the bedrooms and the shower room fitted with a three piece suite. The master bedroom overlooks the rear while bedroom two has a door opening to a lovely conservatory having a high glazed gable end enjoying a lovely aspect over the rear garden.

Set behind a long drive providing ample parking and a gravelled foregarden with established shrubs. A carport has front entrance doors plus a door out to the established rear garden that have a mix of mature plants, shrubs and trees.

The property is offered to the market with no upward chain. It is ready to move into yet also offers potential to modernise in your own style.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27072023

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



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Approximate total area<sup>(1)</sup>  
892.48 ft<sup>2</sup>  
82.91 m<sup>2</sup>

(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		85 B
69-80	C		
55-68	D	60 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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