

Captains Lane

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

John 
German





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£415,000

Situated in the popular village of Barton under Needwood, this extended three bedroom, three bathroom end of terrace is being offered for sale for the very first time. Built in the late 1800's, oozing character throughout and includes off road parking, garage, multiple reception rooms and field views.



Barton under Needwood 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.

The property is adjacent to fields and rolling countryside and is set back from the road behind a lawn front garden and driveway leading to the front entrance door.

Enter through the front door into the porch area. The first of the reception rooms is to the left hand side. This spacious room benefits from large windows and a feature fireplace with log burner.

The second reception room is located at the front of the home, having this second reception room really adds to the functionality of the home and makes it suitable for large families. The room benefits from another log burner and lovely bay window.

The open plan kitchen/dining room is near the rear of the home, this light filled space benefits from masses of storage options and worktop space, as well as in built appliances. There is also a conveniently located utility room that has access to the rear garden and comes complete with further storage.

There has been an extension at the rear of the home, this space would make an ideal office or playroom and also houses a downstairs shower room.

The first floor consists of three bedrooms and the family bathroom. The master suite is a fantastic size and comes complete with built in wardrobes and a sparkling ensuite fitted with a shower, wash hand basin and WC.

The two further bedrooms are both a fantastic size with ample space for double beds and furniture, and both have fantastic views over the fields.

The family bathroom is generous in size and comprises a large shower, wash hand basin with storage and WC.

The second floor has been converted into a storage area, however with some work would make a great home office.

The rear gardens are impressive with a decked seating area, lawn, huge veggie patch and two large storage sheds at the rear. This garden has masses of potential and overlooks the fields to the side and rear.

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/12102023

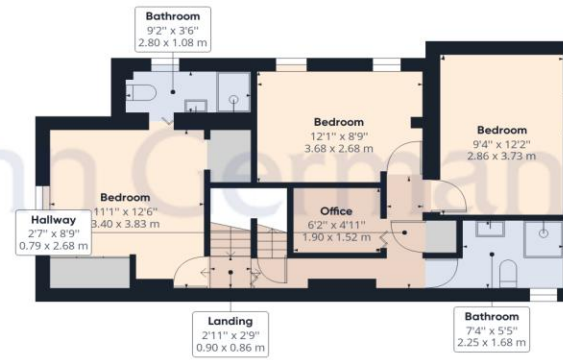
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



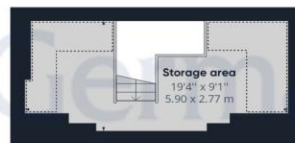




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1407.93 ft²
130.80 m²

Reduced headroom

53.49 ft²
4.97 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Burton upon Trent | Derby | East Leake | Lichfield
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