

# Efflinch Lane

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

John   
German






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£514,500



**This beautiful two bedroom detached bungalow is set on a generous plot on one of Barton's best streets. With show home presentation throughout, conservatory, large garage, generous rear garden & great street appeal. In walking distance to the ever popular High Street, an ideal home to downsize to.**

The property has a great street appeal and a driveway for multiple cars, the separate garage is to the right hand side of the property and can be accessed from the rear garden.

As you come through the front door into the main hallway you will find both bedrooms at the front of the home. The double rooms are beautifully presented with neutral décor, carpeted flooring, built in wardrobes and bay windows.

The renovated bathroom is in the middle of the home, featuring a large shower, floor to ceiling tiling, modern wash hand basin and WC.

The main open plan living/dining area is located at the rear of the home and is one of the highlights of the bungalow. This spacious room benefits from neutral décor, feature fire and is truly a lovely space to entertain.

This flows well into the large conservatory which overlooks the immaculate rear garden. The conservatory itself has a tiled floor and is a lovely space to spend the afternoons.

The kitchen is also at the rear of the home, it features both under counter and overhead cupboards, a deluxe oven and benefits from great natural light. There is also direct access into the rear garden.

The rear garden has multiple paved patio areas, well maintained lawns, garden beds and mature trees.

**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.

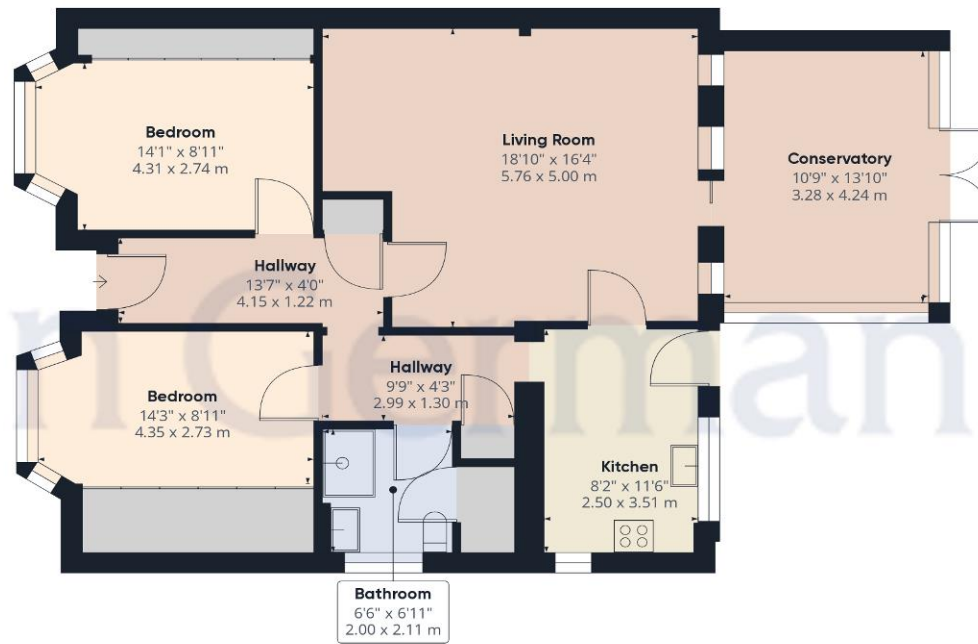
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/15112023

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







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1308.75 ft<sup>2</sup>

121.59 m<sup>2</sup>

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



### 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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



### John German

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Burton upon Trent | Derby | East Leake | Lichfield  
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