

# Captains Lane

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



Set in a lovely non estate position with open aspect to front and long rear garden within John Taylor catchment, is this detached three bedroom home offering plenty of scope and potential to modernise in your own style with drive and garage.

£300,000

John German

Situated on the sought-after Captain's Lane in Barton under Needwood, together with John Taylor high school catchment is this detached three-bedroom family home, benefitting from being on a large garden plot with a long rear garden, perfect for those seeking plenty of outdoor space, offering the potential to modernise and improve in your own style, with an open aspect to the front.

The accommodation begins with an entrance hall with a side entrance door and staircase off to the first floor and door leading through into the lounge, with picture window framing views to front and a fire surround providing a focal point, and an open plan feel through to the dining room which has patio doors leading through to a conservatory.

The kitchen is fitted with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, door to side and window framing views down the rear gardens.

To the first floor, the landing has window to side and doors leading off to three bedrooms. The master, a generous double bedroom has an en-suite WC which also presents an opportunity to create an en-suite in the master bedroom. Bedrooms two and three both have views across the rear and the shower room has shower cubicle, pedestal wash hand basin and WC.

There is a driveway to front and front garden with shaped lawns, gated side access leading through to the rear where there is a detached garage with an electric up and over door. The rear gardens are generous in their proportions with well-established borders.

**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:** JGA17112023

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

 <p><b>Ground Floor Building 1</b></p>	 <p><b>Floor 1 Building 1</b></p>	<p><b>John German</b> </p>
 <p><b>Ground Floor Building 2</b></p>		<p><b>Approximate total area<sup>®</sup></b>  975.6 ft<sup>2</sup>  90.64 m<sup>2</sup></p> <p>Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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