

Captains Lane

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

John 
German





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£500,000

This village home is perfect for a family with John Taylor catchment and a versatile layout including a substantial reception hall, three reception rooms, kitchen and breakfast room, four bedrooms, bathroom and shower room, driveway with established gardens set in a lovely non estate location.



Perfectly placed in a non estate position in the pretty village of Barton under Needwood, popular for its John Taylor catchment together with a vibrant village centre having a choice of pubs, places to eat, places to drink, doctors, large Co-op store and Post Office. This village really does have everything to offer including excellent transport links provided by the A38 and A50, putting the nearby centres of the cathedral city of Lichfield with excellent train services to London, Birmingham, Burton on Trent, Derby and beyond all in easy reach.

Set behind a generous driveway and front garden, the front entrance door opens into a substantial reception hall which could also make a lovely reception room, having under stairs storage cupboard, staircase off to first floor and doors leading off.

Off to the left is a large formal dining room with window framing views to front. This could also make a perfect ground floor fifth bedroom with a shower room off comprising shower cubicle, wash hand basin, WC and window to rear. Ideal for those seeking multi-generational living.

Across the hallway is a lovely dual aspect lounge with picture window framing views to front and French doors opening out to the rear garden, together with a fire surround providing the focal point.

At the heart of the house, there is a kitchen fitted with a range of base and eye level units with work surfaces over, sink and drainer unit, integrated oven and hob, space for a washing machine and window framing views across the rear garden. An opening leads to a lovely breakfast room with further fitted units, space for dishwasher and patio doors opening out to the rear garden.

To the first floor, the good sized landing has doors leading to four bedrooms and the family bathroom. Three of these bedrooms are generous, well proportioned doubles. There is also plenty of storage with bedrooms one, two and three all benefitting from wardrobes while bedroom four has a built in airing cupboard. This room is currently being used as a good sized study and has a window framing views across the rear garden.

The bathroom is fitted with a suite comprising bath, pedestal wash hand basin and WC.

The garden to the rear is well established with shaped lawns, wildlife pond, established borders and side entrance via gate.

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

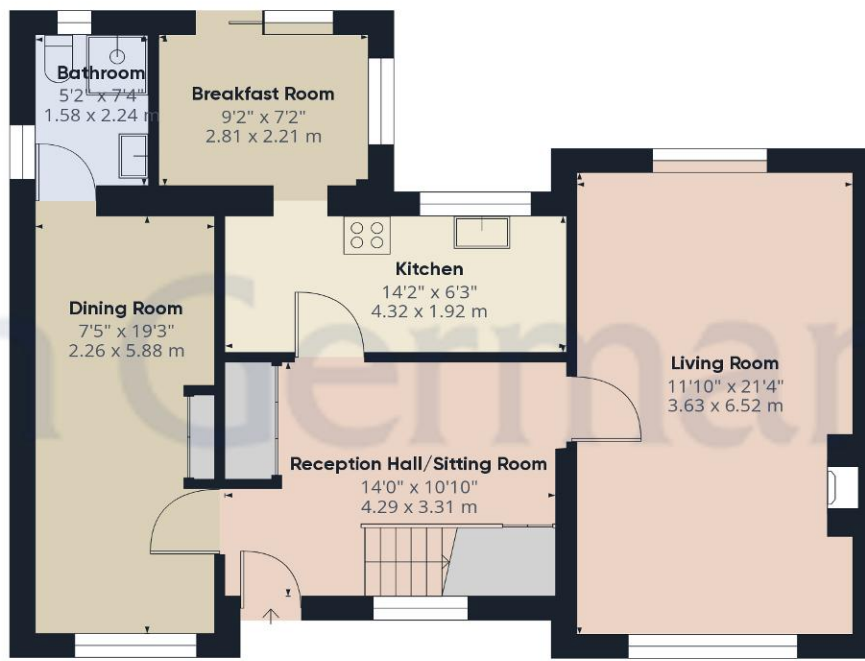
www.eaststaffsbcc.gov.uk

Our Ref: JGA/07122023

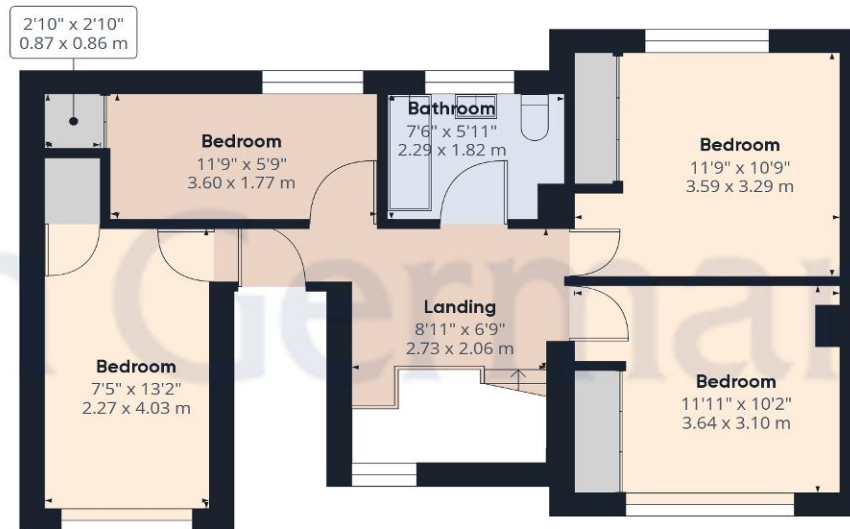
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1323.01 ft²

122.91 m²

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.

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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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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