

Church Lane

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



A superb traditional semi detached that has been extended to offer a lovely family home in a well regarded village location with highlights including living/dining room with log burner, smart fitted kitchen, three good sized bedrooms, drive, garage and good sized rear garden.

£275,000

John German 

Situated in the popular and vibrant village of Barton under Needwood is this traditional semi detached that has been extended to offer a lovely family home, enjoying a pleasant position at the end of a cul de sac. The village has 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.

To the front is a spacious driveway giving access to the garage. The front door opens into the hall with staircase to the first floor and a door opening into a light and spacious L-shaped living/dining room with a focal point log burner, a picture window having views back down the cul de sac and French doors out to the rear garden. A door leads into the smart fitted kitchen equipped with a range of units, complementary worktops incorporating a sink set below a rear facing window, an integrated gas hob and electric oven plus space for further appliances. A door leads out to a lovely courtyard style side garden that is paved and ideal for a patio set to sit with your morning coffee or evening drinks. This leads around to the good sized rear garden that is largely laid to lawn with display borders, a decked seating area at the top of the garden and views of St. James Church. There is a useful outside storage cupboard together with rear door access into the garage.

On the first floor there are three well proportioned bedrooms, two of which are double sized rooms while bedroom three has been extended to offer a good single bedroom or home office/study.

Completing the accommodation is a well appointed shower room having a shower cubide, vanity wash hand basin with drawers below, close coupled WC, half height wall panelling and window to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction:

Parking: Drive

Electricity supply: TBC

Water supply: TBC

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19022024

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Approximate total area⁽¹⁾

847.82 ft²
78.77 m²

Reduced headroom

6.64 ft²
0.62 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Burton upon Trent | Derby | East Leake | Lichfield
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