

# Efflinch Lane

Barton Under Needwood, Staffordshire, DE13 8EU

John   
German





# Efflinch Lane

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£265,000

A lovely village cottage with a beautifully presented character interior with highlights including lounge with log burner, dining kitchen with integrated appliances, modern bathroom, good size master bedroom with built in wardrobes, superb second floor second double bedroom and landscaped garden with brick outhouse.

Situated in the sought after village of Barton under Needwood offering a vibrant centre with a choice of pubs, cafes and plenty of other amenities including a doctors, pharmacy, Co-op store, Post Office, cycle shop and florist. The location really does have plenty to offer together with excellent school catchment provided by John Taylor.

This stunning cottage is beautifully presented throughout and ready for its new owners.

Set behind a small front garden, the front entrance door opens into a lovely lounge with log burner providing the focal point and two alcoves either side.

A door opens through into an inner hallway with staircase off to first floor and door leading through to a superbly appointed kitchen/diner equipped with a range of base and eye level units with work surfaces over, integrated appliances including a five ring hob, eye level double oven, dishwasher, sink and drainer unit, space for a fridge freezer, space for a washing machine and ample space for a dining table.

A window and stable door opens out to the rear garden which features a brick outhouse and is landscaped for lower maintenance with a seating area at the top of the garden ideal for outside entertaining. Buyers should note there is pedestrian access for a neighbouring property across the rear.

To the first floor, the landing features unique fitted character storage cupboards, a balustrade with glass panelling adding a modern touch, window to rear and doors leading off.

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

The main bedroom is a lovely double, again with plenty of storage provided by built in wardrobes, fitted storage cupboard plus a fitted understairs storage cupboard and a window framing views to front.

To the second floor, a loft conversion has created a superb double bedroom with two skylights and additional fitted storage cupboards.

This is a fantastic village home perfect for those taking their first step onto the property ladder or those seeking a property to downsize to with plenty of amenities around.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16122024





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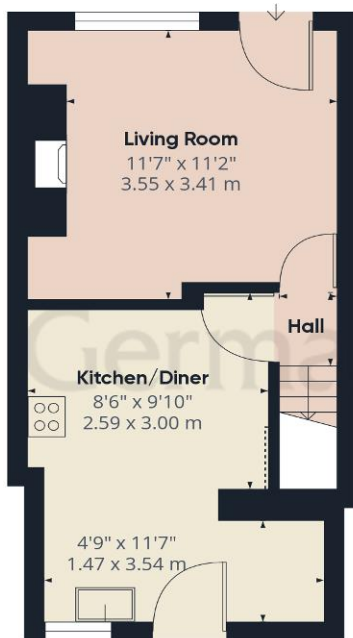
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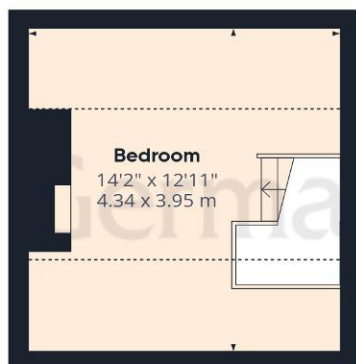
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Ground Floor



Floor 1



Floor 2

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

680.51 ft<sup>2</sup>

63.22 m<sup>2</sup>

**Reduced headroom**

99.17 ft<sup>2</sup>

9.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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 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

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



### John German

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