

# Efflinch Lane

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

John   
German



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£400,000

**This detached dormer bungalow with a highly desirable address offers a fantastic project opportunity ready for a buyer to renovate and modernise in their own style, located close to the centre of this lovely village. John Taylor Catchment and no chain.**

A fantastic opportunity for those seeking a project property in the highly sought after village of Barton under Needwood. Offering a amazing potential and ready for complete modernisation, this detached dormer bungalow sits on a substantial garden plot including a spacious drive and a large detached garage. It offers plenty of scope to extend, subject to planning and building regulations.

Efflinch Lane is perfectly placed just a short walk away from the heart of Barton under Needwood and within walking distance from its wide range of amenities, including John Taylor Academy, shops, Post Office, pubs, doctors surgery, pharmacy and eateries. Just outside the village is popular Barton Marina with its bars, cinema, cafes and shops.

The accommodation is spread over two floors and begins on the ground floor where the front door opens into the hall where stairs lead to the first floor. There is a light and spacious kitchen/diner with views to the front and side, with parquet flooring in the dining area.

The lounge has a log burner and a large picture window framing garden views. Linking the kitchen/diner and lounge is a large lean-to which is ready to be replaced.

Also off the hall is a ground floor bedroom and bathroom.

Off the first floor landing there are two further bedrooms.

The rear gardens offer plenty of outdoor space and will need landscaping. The large detached garage is ideal for car enthusiasts, workshop space or extra storage.

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

**Please note:** The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. It is quite common for some properties to have a Ring doorbell and internal recording devices. There is limited information available due to the property being part of a deceased estate.

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:**

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

**Broadband type:** Not currently connected. 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 E

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

**Our Ref:** JGA/17032026





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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### 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.

### John German

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