

# Captains Lane

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



A lovely linked detached bungalow in a highly regarded village location with an open aspect across fields to front. No upward chain.

Highlights include light and spacious lounge/dining room, smart fitted kitchen with integrated appliances, two good sized bedrooms, bathroom, lean-to conservatory, gardens, garage and John Taylor catchment.

£290,000



John German 

Situated in the sought after village of Barton under Needwood with popular school catchment of John Taylor, together with an excellent range of local facilities including Co-op store, doctors, pharmacy, schools for all ages, choice of pubs, places to eat, café's and Barton Marina with its red light cinema and canal side bar. Excellent transport links are provided by the A38 and A50.

This bungalow enjoys a lovely non estate position off Captains Lane with views across to a hedge and fields beyond at the front, set behind a good expanse of driveway providing ample off road parking. The driveway leads to a garage at the side with an up and over front entrance door and timber doors opening into the rear garden.

Off the drive, a side door opens into a good sized reception hallway with doors leading off.

The kitchen is fitted with a range of base and eye level units in white with wood effect work surfaces over, sink and drainer unit and integrated appliances including double oven, hob, extractor, fridge freezer and dishwasher. There is a window to side.

Off the hallway there is also a light and spacious lounge with a large picture bow window framing views to front and a contemporary fire surround adding a lovely focal point.

From the living room/dining room, a hallway leads through to two good sized bedrooms sharing a bathroom with a modern white suite comprising panelled bath, vanity wash hand basin and WC.

Off bedroom two is a lean-to style conservatory with sliding doors opening out to the rear garden which is laid to lawn with a paved terrace, together with a large shed providing useful storage. This could also be removed to increase the size of the garden.

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

**Property construction:** Standard

**Parking:** Drive & garage

**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

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

**Our Ref:** JGA/19062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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