

# Church Lane

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

John German



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£385,000

**A wonderful family home that has been extended to offer plenty of space and storage, only a few minutes walk from the vibrant village centre with its wide range of amenities plus schooling for all ages including the highly renowned John Taylor school.**

John German 



Occupying a lovely corner position on Church Lane just a 'stones throw' away from the village centre with its 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.

**Accommodation** - The front door opens into a porch that in turn gives access into the welcoming entrance hall having stairs to the first floor and doors to the ground floor accommodation including a guest's cloakroom/WC with wash basin.

The lounge offers a lovely light and spacious room with a chimney breast, front facing bay window and a wide open arch into the dining room that has doors opening out to the rear garden. Across the hall is a useful home office/study, perfect for those seeking separate work from home space.

The kitchen is fitted with a range of base and eye level units with worksurfaces over, space for appliances plus a window and door opening out to the rear garden. A useful internal door opens into the garage.

On the first floor the extended layout is perfect for a family, offering five bedrooms and a bathroom featuring a suite comprising a corner bath with shower over, pedestal wash hand basin and WC together with attractive tiling.

The pretty, established rear garden has shaped lawns surrounded by colourful borders and a paved terrace with pergola over. Side gated access leads to the front which has a mature garden and driveway providing parking giving access to the garage.

**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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

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 C

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

**Our Ref:** JGA/12052025

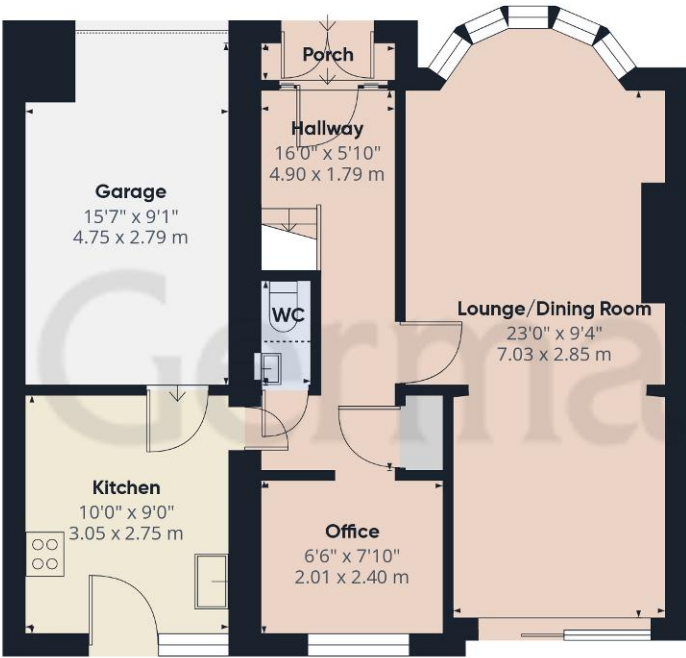
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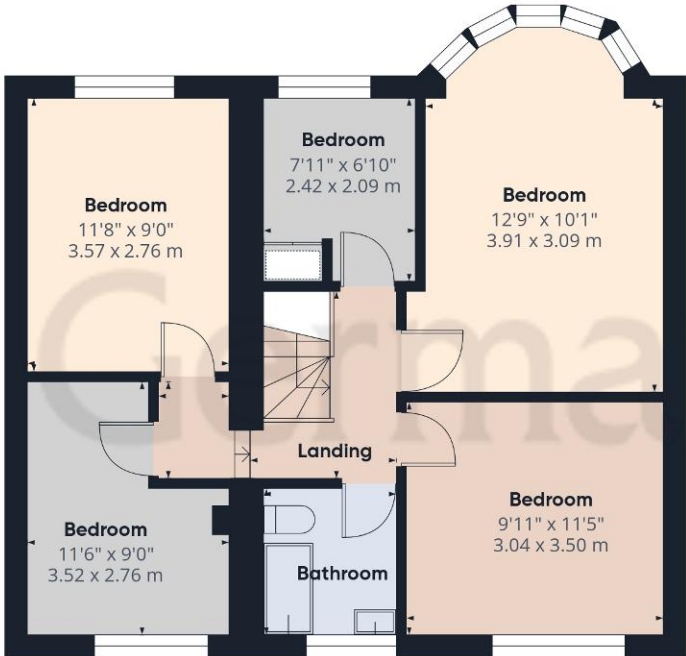








Ground Floor



Floor 1

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

1238 ft<sup>2</sup>  
115.1 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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**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.

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