



15 Efflinch Lane, Barton under Needwood, DE13 8ET



Enjoying a prestigious address in the desirable village of Barton under Needwood is this attractive semi detached home, offering beautifully presented and upgraded interiors, three bedrooms and excellent scope to extend (STPP). Showcasing traditional 1930s features throughout including character doors and parquet flooring, this immaculate family home has received recent upgrades to include a refitted kitchen, refitted bathroom and a new UPVC conservatory, with further potential offered to extend to the rear and over the garage as desired. The interiors comprise briefly reception hall, sitting room with wood burning stove, snug, spacious conservatory and breakfast kitchen to the ground floor, with three bedrooms to the first floor serviced by a traditionally styled family bathroom. Outside, there is parking to the front as well as access into the single garage which houses a utility space, and a generous garden extends to the rear enjoying a superb degree of privacy.

The property lies close to the centre of Barton under Needwood on the desirable Efflinch Lane. This charming village offers a superb array of amenities to suit both families and couples alike, including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Traditional Semi Detached Home
- Beautifully Presented & Recently Refurbished
- Extension Potential (STPP)
- Desirable Village Setting
- Two Receptions Rooms
- Refurbished Conservatory
- Refitted Dining Kitchen
- Three Bedrooms
- Refitted Family Bathroom
- Single Garage & Parking
- Generous Rear Gardens
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

A traditional recessed storm porch with Minton style tiled flooring leads to the front door, which in turn opens into:

Reception Hall

Having original parquet flooring, stairs rising to the first floor accommodation with storage below, and doors opening into:

Sitting Room 4.6 x 3.4m (approx. 15'0 x 11'2)

A beautifully presented reception room having original parquet flooring, a bay window to the front and a wood burning stove set to feature brickwork fireplace. Double doors open into:

Snug 3.1 x 2.8m (approx. 10'2 x 9'2)

A useful second reception room having parquet flooring. Leading into:

Conservatory 5.11 x 2.95m (approx. 16'9 x 9'8)

Having been refurbished with UPVC windows and a new roof, this versatile space has double doors opening out to the gardens and tiled flooring

Dining Kitchen 4.7 x 3.07m (approx. 15'5 x 10'1)

Having been refitted, the kitchen comprises a range of shaker wall and base units with oak effect worktops over, having an inset ceramic one and a half sink and integrated appliances including dishwasher, oven and induction hob with extractor above. There is a window to the rear and the kitchen has tiled splash backs and space for a dining table and chairs. Doors opens into the garage and out to the rear garden





Stairs rise to the **First Floor Landing** having a window to the side, with the layout offering ideal potential to extend over the garage (subject to relevant permissions). Doors open into:

Master Bedroom 4.65 x 3.1m (approx. 153 x 10'2)
A spacious principal bedroom having bay window to the front

Bedroom Two 3.12 x 3.1m (approx. 10'3 x 10'2)
Another double room having a window to the rear

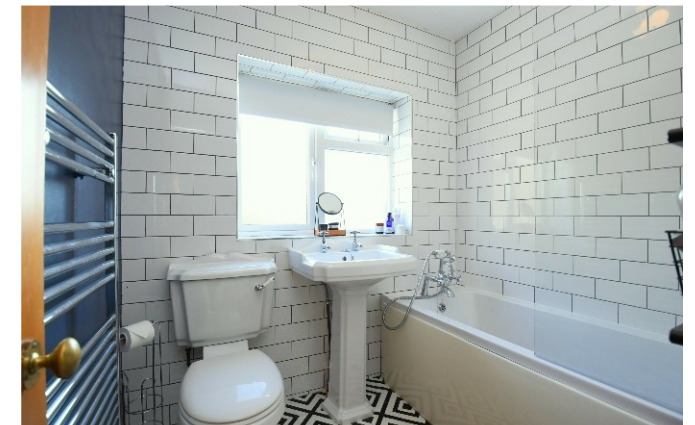
Bedroom Three 2.77 x 2.13m (approx. 9'1 x 7'0)
Having a window to the front and a fitted storage cupboard

Family Bathroom
Comprising a refitted suite having pedestal wash



basin, WC and bathtub with shower unit over, having tiled splash backs, a heated towel rail and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property is set at an elevated position back from Efflinch Lane, having a tarmac driveway providing parking for two vehicles. There are well tended gardens offering potential to extend the parking area, and access to the side leads to gated access into the rear garden.

Single Garage 4.83 x 2.3m (approx. 15'10" x 7'6") With manual entrance doors, power and lighting. There are spaces for a washing machine and tumble dryer within the garage which also houses the mains gas boiler.

Gardens

Enjoying a good degree of privacy, the rear garden extends to a generous size and is laid to a paved terrace and lawns edged with neatly stocked flowerbeds. The top of the garden features a character brick wall and a further seating area, the shed is included in the sale and there is exterior lighting and a water point.



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.