



Fairlawns, 14 Park Road, Barton under Needwood, DE13 8DW



Enjoying a prime setting in the heart of Barton under Needwood is Fairlawns, an executive detached bungalow set within established gardens, being offered with the benefit of no upward chain. Having been modernised and immaculately maintained throughout, this generously proportioned bungalow offers an ideal downsize or single storey home for those looing to be part of this thriving village community. The interiors comprise briefly spacious reception hall, two reception rooms plus conservatory, modern breakfast kitchen and utility, with three bedrooms serviced by a

family bathroom and master en suite. Outside, Fairlawns is set within a generous, manicured garden plot having extensive lawns and a block paved driveway with parking for numerous vehicles to the front, also leading into the double garage via an electric door. To the rear, immaculately landscaped gardens enjoy plenty of privacy, and the property is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable address in Barton under Needwood, being within a few steps of the superb array of amenities this

popular village has to offer. Centred around the character high street are a coffee shop, gift shop, a post office, pubs, a Co-op, a pharmacy, GP surgery, dental practice, and a stunning Tudor church, with Holland Sports club offering an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is served by Ofsted rated 'Outstanding' schools, all of which lie within a short walk of the property. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges

Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. 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.



- Immaculate Detached Bungalow
- Offered with No Upward Chain
- Popular Position in Desirable Village
- Generous & Secluded Garden Plot
- Three Reception Rooms
- Breakfast Kitchen & Utility
- Three Good Sized Bedrooms
- Porch & Reception Hall
- Master En Suite & Family Bathroom
- Double Garage & Ample Parking
- Wrap Around Gardens
- Walking Distance to Village Centre
- Ideal Downsize/Single Storey Living
- Desirable Village Setting

A recessed porch with exterior lighting leads to the entrance door, opening into:

Reception Hall 4.35 x 1.8m (approx. 14'3 x 5'10)

An attractive welcome to this spacious village home, having an opening through to the inner hall, a door opening into the kitchen and double doors leading through to:

Lounge 6.65 x 3.84m, (approx. 21'9 x 12'7)

A generous reception room having bay window to the front, oak flooring and a dual sided gas fireplace. Opening through to:

Dining Room 3.9 x 3.7m (approx. 12'9 x 12'1)

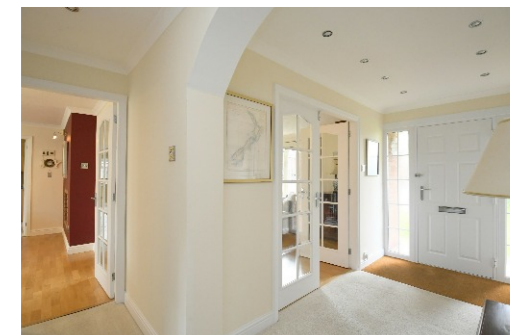
Another well presented reception room having oak flooring and featuring the opposite side of the fireplace. A door opens into the **Kitchen**, and double doors leads through to:



Conservatory 3.46 x 3.15m (approx. 11'4 x 10'4)
Enjoying pleasant views over the gardens to three sides, the conservatory also feature oak flooring and double doors opening out to the side

Breakfast Kitchen 4.8 x 2.85m (approx. 15'9 x 9'4)
Comprising a range of wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and integrated appliances including double oven, electric hob, fridge and freezer. The worktops extend to one side to provide a breakfast bar and the kitchen has tiled flooring, twin windows to the rear and a door opening into:

Utility 2.85 x 1.7m (approx. 9'4 x 5'7)
Comprising full height and base units coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for a washing machine and dishwasher. There is a window to the side and doors open into both the garage and to the rear gardens





From the **Inner Hall**, a door opens into the **Airing Cupboard** which houses the hot water cylinder

Master Bedroom 4.18 x 3.25m (approx. 13'8 x 10'8)
A spacious principal bedroom having a range of fitted wardrobes, double doors opening out to the rear garden and private use of:

En Suite 2.65 x 1.37m (approx. 8'8 x 4'6)
Comprising wash basin set to vanity unit, WC and double wardrobe, with tiled flooring, half tiled walls, a heated towel rail and an obscured window to the rear

Bedroom Two 3.8 x 3.17m (approx. 12'5 x 10'4)
Another double room having windows to two sides and a range of fitted bedrooms furniture including wardrobes and a dressing table

Bedroom Three 3.8 x 2.1m (approx. 12'5 x 6'10)
An ideal single bedroom or study, having a window to the front

Family Bathroom 2.65 x 2.16m (approx. 8'8 x 7'1)
Comprising a modern suite having wash basin set to vanity unit, WC and double ended bathtub, with tiled flooring, half tiled walls, a chrome heated towel rail and an obscured window to the rear









Outside

Fairlawns is set back from Park Road beyond a generous frontage, laid to beautifully tended lawned gardens and a block paved driveway providing extensive parking. Gated access to the side leads into the rear garden and mature trees and foliage provide privacy to the front aspect

Double Garage 5.36 x 5.05m (approx. 17'7 x 16'6)
Having power, lighting and an electric entrance door to the front. The boiler is also housed in here

Landscaped Gardens

Extending to a generous size, the rear garden offers a secluded, immaculately manicured space to enjoy the peaceful setting of this executive home. A paved terrace leads onto shaped lawns edged with mature borders, the shed is included in the sale and the property benefits from exterior lighting, power and water

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.