



10 Church Lane, Barton under Needwood, DE13 8HU

Offered with the benefit of no upward chain is this traditional semi detached home set within the desirable village of Barton under Needwood, benefitting from recently refurbished interiors, four bedrooms and a peaceful setting enjoying an open aspect to the rear. Being well maintained throughout, the interiors have been recently decorated to a good standard, with new radiators in the hall and some bedrooms, modern bathrooms and new carpets to the first floor accommodation, alongside further potential to modernise/remodel if desired. The central reception hall leads into an open plan lounge, dining room, breakfast kitchen and cloakroom, with four bedrooms (three doubles) set to the first floor having use of a family bathroom and master en suite. Outside there is parking to the front as well as a single garage, and the rear garden is ripe for landscaping, enjoying an open outlook over the village park. The property is serviced by main gas central heating and double glazed windows.

The property benefits from a desirable and peaceful setting on a cul de sac close to the village centre, being within a short walk of the excellent schools and amenities Barton under Needwood offers. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also 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 Infants and Primary and John Taylor Specialist Science School.

Local 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
- No Upward Chain & Recently Refurbished
- Potential to Extend/Remodel Further
- Desirable Village Location
- Two Open Plan Reception Rooms
- Breakfast Kitchen
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite & Family Bathroom
- Garden with Open Aspect to Rear
- Single Garage & Parking
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Ideal for Commuter Routes/Rail Travel

Reception Hall

A spacious welcome to this family home, having stairs rising to the first floor with storage below, and doors opening into the **Kitchen** and:

Lounge 4.67 x 3.53m (approx. 15'3 x 11'6)

With a bay window to the front and a multifuel burning stove set to characterful brickwork fireplace. An archway leads open plan style into:

Dining Room 3.11 x 2.93m (approx. 10'2 x 9'7)

Having French doors opening out to the rear garden

Breakfast Kitchen 4.83 x 3.07m (approx. 15'10 x 10'0)

Extending to a good size, the kitchen has been recently repainted and received a new integrated dishwasher and mixer tap, alongside having an integrated freezer, integrated oven with gas hob and refitted extractor hood, and further spaces for a fridge and washing machine. There is also ample space for a dining table and chairs. A window faces the rear, a door opens out to the garden and tiled floor extends throughout. A door opens into:

Cloakroom

Fitted with wash basin, WC and an obscured window







Stairs rise to the **First Floor Landing** where there is loft access and doors open into:

Master Bedroom 4.68 x 2.75m (approx. 15'4 x 9'0) + wardrobes

A spacious double room having a bay window to the front and a range of mirror fronted fitted wardrobes

Bedroom Two 5.14 x 2.12m (approx. 16'10 x 6'11)
Another double room having a window to the front, mirror fronted fitted wardrobes and private use of:

En Suite 1.9 x 1.83m (approx. 6'2 x 6'0)
Fitted with a white suite having pedestal wash basin, WC and replaced shower cubicle with self cleaning glass, having tiled splash backs, tiled flooring and an



obscured window to the rear

Bedroom Three 3.57 x 3.11m (approx. 11'8 x 10'2)
A third double room having a window to the rear enjoying a pleasant view towards the a village park

Bedroom Four 2.58 x 2.1m (approx. 8'5 x 6'10)
With a window to the front

Family Bathroom 2.0 x 1.82m (approx. 6'6 x 5'11)
Fitted with pedestal wash basin, WC and bathtub with shower attachment, having tiled flooring, tiled splash backs and an obscured window to the rear







Outside

There is parking for around three vehicles to a block paved drive to the front aspect, having an attractive view of the church tower. Gated access leads to the rear garden

Single Garage 4.3 x 2.15m (approx. 14'1 x 7'0)

With a manual entrance door to the front, power and lighting

Private Rear Garden

A paved terrace leads onto recently laid lawns, with raised beds to the side and top providing potential to landscape as desired. There is exterior lighting, an exterior power socket and a water point, as well as a shed/log store which has an armoured cable to allow for power to be reinstated. The garden benefits from an open aspect onto the village park as well as a good degree of privacy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.