



21 Church Lane, Barton under Needwood, DE13 8HU

Set in the heart of Barton under Needwood is this traditional semi detached family home, offering extended and recently upgraded interiors, four bedrooms and a landscaped garden with tranquil Church views. Enjoying a peaceful setting on this popular cul de sac, the property lies within a short walk of the heart of Barton under Needwood and has received a new wood burning stove to the sitting room, Amtico flooring to the kitchen and utility, a refitted en suite and bathroom, refitted column radiators to most rooms and plantation shutters throughout. The reception hall leads into a spacious sitting room and modern dining kitchen with utility and cloakroom to the ground floor, with four bedrooms (three doubles) serviced by a refitted bathroom and guest en suite. Outside is a driveway with parking for three vehicles as well as access to the single garage, and the rear garden offers a tranquil and secluded space enjoying pleasant Church views. The property is serviced by mains gas central heating and double glazed windows.

The property lies just minutes walk from the centre of Barton under Needwood, a popular setting for families and couples alike. The village is home to an excellent array of pubs, gift shops, a Co-op and further everyday amenities including the village hall, post office and Holland Sports Club. There are an array of health and leisure activities throughout the year held at both the Sports Club and the Village Hall alongside village tennis, football, cricket and rugby clubs, and rural walks can be enjoyed nearby across the Dunstall Estate. The village is home to Ofsted rated 'Outstanding' schools including the Thomas Russell Infants and Juniors schools which feed into John Taylor High. 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
- Extended & Modernised Interiors
- Desirable Village Setting with Church Views
- Sitting Room with Wood Burner
- Modern Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- Refitted En Suite & Family Bathroom
- Parking for Three & Single Garage
- Landscaped Rear Gardens
- Walking Distance to Amenities
- 'Outstanding' School Catchment

Arched double doors open from the driveway into:

Reception Hall

A spacious welcome to this traditional home, having stairs rising to the first floor with storage beneath, tiled flooring and doors opening into:

Sitting Room 4.86 x 3.48m (approx. 15'11 x 11'5)
A generous reception room having a wood

burning stove set to tiled hearth and a bay window to the front

Remodelled Dining Kitchen 5.44 x 3.1m (approx. 17'10 x 10'1)

A beautifully appointed space fitted with a range of shaker wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and integrated appliances including dishwasher and fridge freezer. The Rangemaster oven with extractor hood above is included in the sale, and the kitchen has Amtico flooring and French doors opening out to the landscaped rear gardens. A part glazed door opens into:

Utility 3.37 x 1.97m (approx. 11'0 x 6'5)
Wall and base units with feature lighting and space for a washing machine provides useful storage or a bar area, and doors open into the **Cloakroom** and **Garage**. A half glazed door opens into the rear garden

Cloakroom

Having a fitted corner wash basin, WC, tiled flooring and an obscured window to the rear







Stairs rise to the first floor **Landing**, having loft access (housing the boiler) and doors opening into:

Master Bedroom 4.81 x 3.29m (approx. 15'9 x 10'9)

A spacious master bedroom having a bay window to the front and a range of fitted wardrobes

Bedroom Two 4.9 x 1.94m (approx. 16'1 x 6'4)
With window to the front and private use of:

En Suite 1.98 x 1.96m (approx. 6'6 x 6'5)

A refitted suite comprises a wash basin set to vanity unit, WC and shower, with a heated towel rail, tiled walls, an obscured window to the rear and Amtico flooring



Bedroom Three 3.56 x 3.1m (approx. 11'9 x 10'1 – max)

Another double room having fitted wardrobes and window to the rear with pleasant garden views

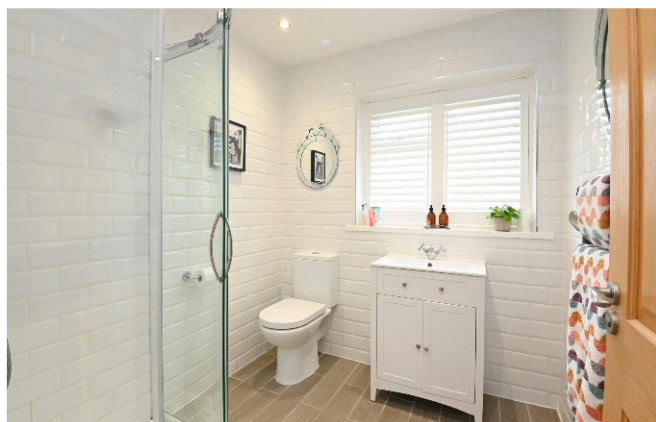
Bedroom Four/Study 2.37 x 2.08m (approx. 7'9 x 6'10 – max)

Currently used as a study, having a built in storage

cupboard and a window to the front

Family Bathroom 2.0 x 1.84m (approx. 6'7 x 6'0)

Another modern refitted bathroom having wash basin set to vanity unit, WC and double walk in shower, with a heated towel rail, an obscured window to the rear, tiled walls and Amtico flooring







Outside

The property lies on the peaceful cul de sac of Church Lane, having pretty view towards the village church to the front. A block paved driveway provides parking for three vehicles, there is an EV charging point (as separate negotiation) and there is access via manual double doors into:

Single Garage 4.1 x 2.03m (approx. 13'5 x 6'7)

With lighting and wooden manual double doors to the front providing vehicular access

Rear Garden

A beautifully landscaped garden is laid to a paved terrace leading onto artificial lawns, being maintained to a superb standard and having neatly stocked borders to the edges. There is exterior lighting, power and a water point, and there is access to the side leading to the front (shared with a neighbour)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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.