



For Sale

104 Efflinch Lane, Barton-under-needwood

Guide Price £695,000

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BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SET ON A LARGE CORNER PLOT IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.

This beautifully presented four bedroom detached family home is set on a large corner plot and situated in the sought after village of Barton-under-needwood. Having been tastefully extended and improved by the current owners, the spacious accommodation briefly comprises: enclosed porch leading into the inviting reception hall with guest WC, impressive open plan refitted kitchen featuring underfloor heating, roof lantern, integrated appliances and Neff oven with slide n glide door, spacious dining area with patio doors leading out to rear garden and generous lounge with feature fireplace. There is a separate cosy sitting room with log burner and a useful utility room. To the first floor the split level landing leads off to four good sized bedrooms, three of which are doubles and a contemporary family bathroom. There are generous private gardens to the front and the rear and a triple detached garage with gated driveway to the rear which offers the potential to convert into a separate annex or office space (subject to relevant planning permissions).

Ideally located in the heart of Barton-under-needwood, this home is just a few minutes' walk from the village's 'Outstanding' rated schools and an excellent range of amenities. This desirable village boasts a thriving community perfect for both families and couples, with a charming high street featuring a Co-op, coffee shop, gift shops, a post office, pubs, a GP surgery, a dispensary pharmacy, and a stunning Tudor church. The Holland Sports Club offers various sporting activities, including rugby, football, cricket, and tennis.

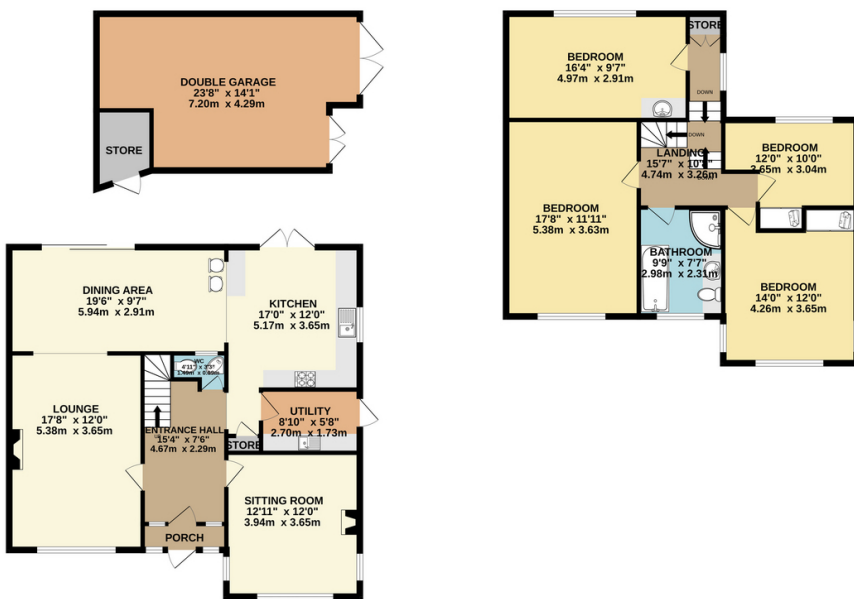
Additionally, Barton Marina offers picturesque walks around its lakes and marina, along with a variety of shops, charming cafes, and the Red Carpet Cinema.

The village is served by Ofsted-rated 'Outstanding' schools such as Thomas Russell Infants and Juniors and John Taylor High. Nearby Burton on Trent and Lichfield provide rail travel to



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- LARGE CORNER PLOT
- EXTENDED/MODERNISED BY THE CURRENT OWNERS
- OPEN PLAN KITCHEN/DINER/LOUNGE
- SEPARATE SITTING ROOM
- CONTEMPORARY FAMILY BATHROOM
- FOUR GOOD SIZED BEDROOMS
- LARGE DETACHED GARAGE WITH GATED DRIVEWAY
- EPC RATING C

