

# Main Street

Barton-under-Needwood, DE13 8AB

John German



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£675,000

NO CHAIN

Situated in Barton under Needwood's premier address is this wonderful traditional detached bungalow set on a substantial 0.23 acre garden plot with a southerly aspect, extensive drive and gardens, offering amazing potential, close to the village centre with John Taylor Catchment.

This outstanding traditional detached bungalow offers tremendous scope and potential to extend, subject to planning. Set on a wonderful established garden plot of 0.23 acres. Perfect for buyers seeking arguably Barton's best address. Last on the market forty plus years ago, properties like this rarely come to market. Perfect as a project property to renovate and extend as several neighbouring properties have, or ideal as the wonderful bungalow it is to modernise in your own style. Just a short stroll from a vibrant village centre with a Co-op, boutique stores, cafes and bars, together with excellent schools, and Barton Marina with its cinema is also just a short distance away.

Set well back from the road behind an expansive frontage, this superb bungalow is approached via a generous driveway leading to a garage. The property is complemented by well-maintained lawns, attractive gardens, and a low front wall, all of which enhance its excellent kerb appeal.

The front door opens into a porch which in turn leads to a spacious reception hall with doors leading off. The lounge is light and airy with a large picture window framing garden views and a door to rear. A fireplace with a living flame fire provides the focal point. There is a separate dining room ideal for entertaining. This room also adjoins the kitchen/diner offering the potential to knock through to create an amazing space.

The kitchen/diner is generously sized with plenty of room for a dining/breakfast table. It is fitted with a range of units and integrated oven and hob, with space for further appliances, a useful airing cupboard and pantry style cupboard. Off the kitchen is a conservatory with garden views. There is a handy utility room with a ceramic sink, door to the rear garden, a gardeners WC, a large storage cupboard, and a useful internal door to the garage which has timber doors.

There are two large double bedrooms. The master is positioned to the rear with garden views and bedroom two is also an impressive double with dual aspect windows adding plenty of natural light. The bathroom is fitted with a modern suite and there is a separate guest WC.

To the rear is a lovely established garden which enjoys a southerly aspect, with gated access on both sides and a paved terrace ideal for patio furniture to enjoy the garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31032026







Approximate total area<sup>(1)</sup>

1443 ft<sup>2</sup>

134.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Agents' Notes**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

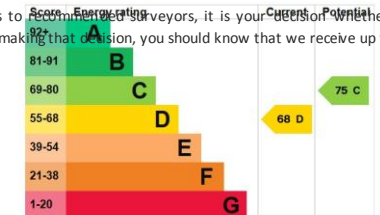
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

**Referral Fees**

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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