



For Sale

63 Wales Lane, Barton-under-needwood

£425,000

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BEAUTIFULLY PRESENTED THREE BEDROOM THREE STOREY PERIOD HOME IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.

Nestled on Wales Lane, one of the most picturesque streets in the highly sought-after village of Barton-under-Needwood, this beautifully presented period home has been recently redecorated and had new carpets fitted. Blending classic character features with the space and flexibility of contemporary living, it offers three generous double bedrooms, a large garden, and an unrivalled location within walking distance of all the village amenities.

Cross the threshold into a home that instantly feels welcoming. Accommodation flows gracefully across three spacious floors. The entrance hall leads into the main living room—a bright, inviting space where period charm shines through with elegant window shutters and a warming cast-iron fireplace, setting a tone of timeless appeal.

The heart of the home is the impressive extended open-plan kitchen/diner and family room. This seamless, light-filled hub is designed for effortless cooking, grand entertaining, and daily family life. Imagine preparing meals with woodblock worktops and a classic Belfast sink, all beneath the natural light of overhead skylights, before opening the French doors to the garden allowing the inside and outside living areas to merge seamlessly.

Upstairs, the first floor comprises two excellent double bedrooms and a luxuriously appointed four-piece family bathroom. This indulgent space features a freestanding bath tub, a modern rainfall shower, and stylish bespoke shutters. The entire top floor is dedicated to the Master Suite—a peaceful, private sanctuary offering built-in storage and a sleek ensuite shower room.

Outside, the property is equally impressive. Ample off-road parking is provided by a double-

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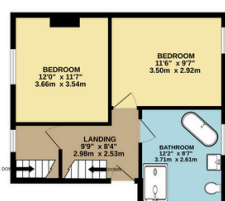
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GROUND FLOOR

1ST FLOOR

2ND 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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- THREE BEDROOM PERIOD HOME
- SOUGHT AFTER VILLAGE LOCATION
- RECENTLY REDECORATED & NEWLY FITTED CARPETS
- IMPRESSIVE OPEN PLAN KITCHEN/DINER & SITTING ROOM
- LOFT & REAR EXTENSION
- THREE DOUBLE BEDROOMS
- ENSUITE & FAMILY BATHROOM
- EXTENSIVE REAR GARDEN

