

# Church Lane

Barton-under-Needwood, Burton-on-Trent, DE13 8HU

John German



John German



# Church Lane

Barton-under-Needwood, Burton-on-Trent, DE13 8HU

Guide Price £299,950

Occupying a peaceful corner position on the ever-popular Church Lane, this beautifully presented three-bedroom semi-detached dormer bungalow offers a rare combination of privacy, versatility and generous living accommodation within the heart of Barton-under-Needwood - a village widely regarded for its strong community feel, excellent local amenities and convenient transport links.



Upon entering the property, you are welcomed into a spacious and inviting central hallway, immediately setting the tone for the accommodation beyond. To the front of the home is a ground-floor bedroom featuring a large front-aspect window allowing for plentiful natural light and a radiator. While capable of accommodating a double bed, this room also makes an excellent guest bedroom, home office or study, offering flexibility for modern living. Adjacent is the contemporary family shower room, fully tiled and comprising a shower cubicle, WC, hand wash basin and heated towel radiator. The hallway also benefits from useful fitted storage, enhancing the practicality of the layout.

The main living room is a standout feature of the property - wonderfully proportioned and rich in character. A large front-facing window enhances the sense of space and light, while the feature real coal fire forms an attractive and traditional focal point, adding warmth and charm. The room comfortably accommodates a wide range of living furniture, making it ideal for both everyday family life and entertaining.

To the rear of the property lies the impressive open-plan kitchen diner, thoughtfully designed to suit modern lifestyles. The kitchen area is fitted with a comprehensive range of wall and base units, drawers and integrated appliances including an oven, induction hob with extractor fan, integrated dishwasher and integrated fridge freezer. The dining area provides ample space for a large family dining table and chairs and is complemented by a useful understairs pantry cupboard, ideal for additional storage.

Leading from the kitchen diner are both a conservatory-style utility room and a separate sun room, each enjoying external doors that open directly onto the rear garden. These versatile spaces create an excellent flow between indoor and outdoor living and can be enjoyed throughout the year.

To the first floor, the property offers a spacious principal bedroom complete with a modern en-suite shower room, fitted with a shower cubicle, WC and hand wash basin, finished in a style consistent with the ground-floor bathroom. Completing the first-floor accommodation is a versatile additional room, perfectly suited for use as a dressing room, nursery or home office.

Externally, the property boasts a beautifully arranged yet low-maintenance rear garden, laid predominantly to artificial turf with raised planted borders, pebble detailing and a slabbed pathway leading to a rear gate. A patio seating area provides an ideal spot for outdoor dining or relaxation, while a useful outbuilding offers additional storage. The rear gate provides direct access to the garage and off-road parking, with an additional off-road parking space located to the front of the property.

Owing to its corner plot position, the home also benefits from surrounding lawned areas, creating a private and secluded feel that is rarely found in similar properties.

Situated within the highly sought-after village of Barton-under-Needwood, the property is well positioned for access to a wide range of local shops, cafes, amenities and highly regarded schools, along with excellent road links to Burton-upon-Trent, Lichfield and surrounding areas. The village itself is known for its welcoming atmosphere and strong sense of community.

**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. The property is located within a flood risk zone; however, the current owners have proactively installed flood defence measures, offering reassurance and demonstrating careful stewardship of the home. Further details regarding these measures are available upon request.

**Property construction:** Standard

**Parking:** Garage & drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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/>

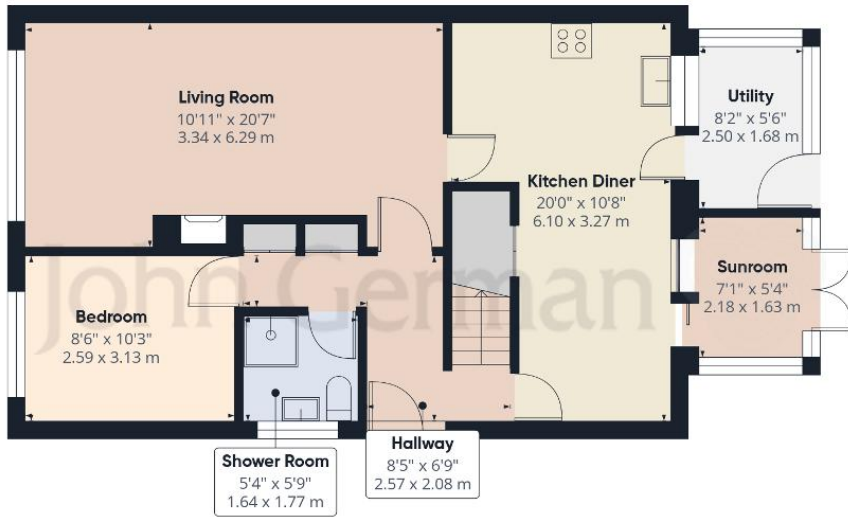
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

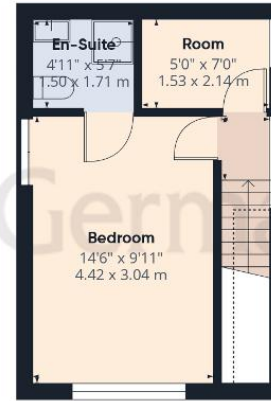
**Our Ref:** JGA/06022026



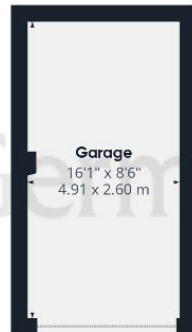




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1055 ft<sup>2</sup>  
98 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



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 AML ID 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.

#### 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.

#### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German



John German

21 Main Street, Barton under Needwood,  
Burton-On-Trent, Staffordshire,  
DE13 8AA

01283 716806

barton@johngerman.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



