

# Efflinch Lane

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



A charming extended mid-terraced cottage positioned on the highly sought-after Efflinch Lane. Beautifully presented and neutrally decorated, this delightful home blends period features with modern upgrades, making it an ideal purchase for first-time buyers, downsizers, or investors.

**Guide Price £270,000**

**NO UPWARD CHAIN**

**John German** 

Stepping inside, the property welcomes you into a cosy and inviting front living room, full of character and featuring exposed beams and a log burner, creating a warm and homely atmosphere-perfect for relaxing evenings.

To the rear, the property has been thoughtfully extended to provide a brand new, stylish kitchen. Fitted with a range of modern wall and base units, the kitchen comprises an induction hob, extractor fan, and oven, with designated space for a washing machine and fridge freezer. A tiled splashback adds a contemporary finish, while there is ample room for a dining table and chairs, making it a practical and sociable space for everyday living. Completing the ground floor is a convenient downstairs WC with hand wash basin.

Upstairs, the first floor offers a generously sized double bedroom to the front, benefiting from fitted storage. A second bedroom provides a versatile space, ideal as a single bedroom, nursery, study, or hobby room. The modern bathroom is well-appointed with a walk-in shower, WC, and hand wash basin, complemented by useful storage.

Externally, the property boasts a larger-than-average rear garden for this style of cottage, offering a wonderful private and sunny outdoor space. It features a bricked patio area ideal for entertaining, with the remainder laid to lawn and bordered by mature shrubs and trees, creating a peaceful retreat. Please note there is shared access across the rear of the property.

Additional benefits include on-road parking to the front and newly installed solar panels, enhancing the home's energy efficiency.

Efflinch Lane is perfectly situated within the desirable village of Barton-under-Needwood, offering a fantastic range of local amenities including shops, cafés, pubs, schools, and leisure facilities. Excellent transport links are also within easy reach, making this a highly convenient yet picturesque location.

Combining charm, modern living, and a prime village setting, this wonderful cottage is not to be missed.

**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:** On road

**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 B

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

**Our Ref:** JGA/28042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**John German**

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### Agents' Notes

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