



For Sale

2 Church Lane, Barton-under-needwood

£465,000

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TASTEFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE WITH PRIVATE REAR GARDEN LOCATED IN THE HEART OF BARTON-UNDER-NEEDWOOD.

Discover this impressive 4 bedroom semi-detached home in Barton-under-Needwood, thoughtfully upgraded to a high standard. From the new front door to the energy-efficient solar panels, every detail has been considered.

The current owners have meticulously transformed this home, blending original character with contemporary luxury. The journey begins in a welcoming reception hall featuring exquisite original tiled flooring. The ground floor offers versatile living: a bright sitting room/study—perfect for home working—with guest cloakroom off and an expansive, open-plan hub of the home. This impressive space combines a cosy lounge with a feature fireplace and bay window, flowing seamlessly into a high-specification kitchen/diner. The kitchen boasts a range-style cooker and integrated appliances, while the dining area features bi-fold doors that invite the outdoors in. The first floor offers four well-proportioned bedrooms, a contemporary family bathroom and an additional modern shower room.

To the outside you can enjoy a private, enclosed rear garden and a large block-paved driveway with parking for multiple vehicles.

Ideally located in the hear 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.

Rebecca Adams

0771 5763563

Rebecca@ThePropertyExperts.co.uk



 **The Property Experts**

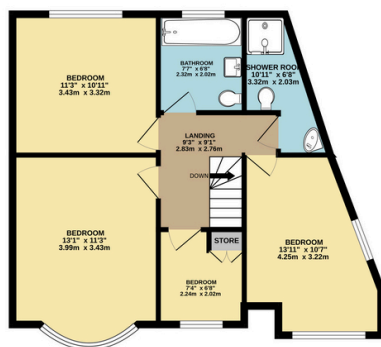
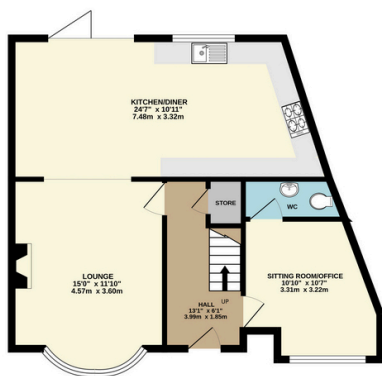
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GROUND FLOOR

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 approximations 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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- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- SOLAR PANELS
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM PLUS WET ROOM
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- PRIVATE REAR GARDEN

