

Captains Lane

Barton Under Needwood, Burton-on-Trent, DE13 8HA

John German



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John German ©

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Guide Price £380,000



Situated on the highly sought-after Captains Lane in Barton Under Needwood, this charming three-bedroom link-detached home occupies an enviable position set well back from the road, enjoying a generous frontage and a wonderful sense of privacy.

As you approach the property, you immediately appreciate the expansive lawned front garden, beautifully framed by mature shrubs, plants and seasonal flowers, with a hedge border enhancing privacy. To the side, a driveway leads under a carport, providing off-road parking for up to three vehicles.

Entrance is via the side of the home into a welcoming hallway, complete with a useful understairs cupboard for storage. To the left sits the kitchen, thoughtfully arranged in a U-shaped layout to maximise space and functionality. There are ample wall and base units, space for a fridge, freezer, washing machine and cooker, with the sink positioned beneath a large rear-aspect window overlooking the garden.

Moving through the property, the formal dining room offers an excellent entertaining space and features sliding doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The staircase to the first floor rises from here.

To the front of the home is the spacious and light-filled living room, boasting a large front-aspect window with delightful views across the front garden. This room offers a peaceful and secluded feel, complete with a feature fireplace and generous space for living furniture - a perfect spot to relax and watch the seasons change.

To the first floor, a generous U-shaped landing provides access to three bedrooms and the family bathroom. The principal bedroom, located to the rear, is a well-proportioned double with a built-in storage cupboard and views over the garden and parkland beyond. A further double bedroom sits to the front, also benefiting from built-in storage, while the third bedroom - positioned to the front - makes an ideal single bedroom, nursery, home office or hobby room. From the front bedrooms, attractive views of open fields can be enjoyed.

The family bathroom is fitted with a shower over bath, WC, hand wash basin, heated towel radiator and tiled walls. An airing cupboard located just outside the bathroom houses the boiler and provides additional linen storage.

Externally, the rear garden is a true highlight. An initial patio area offers space for seating and outdoor dining, leading onto a well-maintained lawn bordered by established shrubs, plants and flowers that flourish beautifully in the spring and summer months.

Importantly, the generous plot and positioning of the property offer excellent scope to extend (subject to the necessary planning permissions), presenting an exciting opportunity for buyers looking to further enhance and add value to what is already a wonderful family home.

Barton Under Needwood is a thriving and highly desirable village, offering an excellent range of amenities including independent shops, cafés, traditional pubs, a Co-op supermarket, doctor's surgery, pharmacy and well-regarded schooling for all ages. The village is surrounded by beautiful Staffordshire countryside and enjoys easy access to nearby Burton upon Trent, Lichfield and major road links including the A38, making it ideal for commuters whilst retaining a strong community feel. This delightful home combines generous outdoor space, field views, ample parking, future potential and a superb village location - making it an excellent choice for families and buyers seeking a peaceful yet well-connected setting.

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:** Driveway & car port **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA18022026

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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

844 ft²
78.5 m²

Reduced headroom

11 ft²
1.1 m²

(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.

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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.

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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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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