132 Captains Lane, Barton under Needwood, DE13 8HB

PH RESIDENTIAL

Offered with the benefit of no upward chain is this recently refurbished two-bedroom link -detached bungalow, occupying a generous garden plot and enjoying a pleasant open outlook to the front. Conveniently positioned within a short walk of the village centre and its excellent range of amenities, the property offers recently modernised interiors as well as excellent potential to further enhance or extend the home, with upgrades already in place to include new windows and doors, new flooring throughout, a new boiler and re-rendering to the exterior.

The bungalow enjoys a generous frontage and farmland views to the front, with a composite entrance door opening into the hallway and modern kitchen. The accommodation continues into a spacious reception room, providing versatile areas for both living and dining, with two well-proportioned bedrooms serviced by a shower room. Both bedrooms benefit from sliding doors opening out to the generous rear garden, which offers plenty of potential to extend the property (subject to relevant permissions). To the front, the property benefits from ample off road parking, well tended gardens and access via an electric roller door into the garage. This attractive bungalow presents an ideal opportunity for downsizers, first-time buyers or those looking for single storey living in this most desirable location, and is serviced by mains gas central heating, double glazed (2026) windows and mains drainage.

The property benefits from a desirable address and a peaceful setting in Barton under Needwood, with superb amenities, 'Outstanding' schools and local commuter routes all within easy reach. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities including an assortment of supermarkets, shops, gyms and golf clubs. The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, with the John Taylor Free School also being within a short drive. Well placed for commuters, rail travel to Birmingham, Derby and London can be found in Burton and Lichfield, the commuter roads of A38, A50 and M6 Toll are all within a short drive and the property is a short drive away from the International airports of East Midlands and Birmingham.

- **Link Detached Bungalow with No Chain**
- **Recently Refurbished to include Windows, Boiler, Rendering & Flooring**
- **Peaceful & Desirable Village Location**
- **Open Rural Outlook to Front**
- **Spacious Living & Dining Room**
- **Kitchen & Entrance Hall**
- **Two Bedrooms & Modern Shower Room**
- **Secluded & Generous Garden Plot**
- **Superb Extension Potential (STPP)**
- **Ample Parking & Single Garage**
- **Ideal Downsize/First Time Buy**
- **Walking Distance to Village Amenities**
- **'Outstanding' School Catchment**

Entrance Hall 2.17 x 1.8m (approx. 8'7 x 7'1)
A UPVC entrance door opens from beneath the car port into the hallway, having wood finish laminate flooring and a door into the **Lounge/ Dining Room.** Leading into:

Kitchen 2.94 x 2.1m (approx. 9'7 x 6'10)
A range of modern wall and base units house an inset sink with side drainer and an integrated electric oven with gas hob over, with freestanding appliances including a washing machine and fridge freezer being part of the sale. There is a window to the side aspect and the kitchen has laminate flooring

Lounge/Dining Room 5.78 x 3.3m (approx. 18'11 x 10'9)
A generous reception room having a picture window to the front aspect enjoying a pleasant open outlook towards open fields. The lounge has new carpets and a fitted electric fireplace, with a door opening into the **Hall** where doors lead into the bedrooms

Master Bedroom 4.12 x 2.7m (approx. 13'6 x 8'10)
A good sized double room having a window and door opening out to the rear garden

Bedroom Two 3.17 x 2.65m (approx. 10'4 x 8'8)
Having a range of fitted bedroom furniture and wardrobes, and a window to the rear

Shower Room 2.9 x 1.73m (approx. 9'5 x 5'7)
Fitted with pedestal wash basin, WC and a large walk in shower, with Aqua boarding and tiling to splash backs, tiled flooring, a heated towel rail and an obscured window to the side

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The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

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Property For Sale:

Floor Area: 592 ft²

Outside

The property is well positioned to the top of Captains Lane, being closer to the centre of the village and enjoying a pleasant open farmland outlook to the front as well as quick access onto a public footpath over the fields. A generous frontage is laid to lawned gardens and a private driveway providing ample off road parking as well as access into:

Single Garage 6.12 x 2.44m (approx. 20'1 x 8'0)
With power, lighting and an electric roller entrance door. A courtesy door leads into the rear garden and the combi boiler is housed in here

Rear Gardens

Extending to a good size, the rear garden enjoys a superb degree of privacy and offers plenty of potential to extend the property if desired. Landscaping is in progress to add a new patio, providing a pleasant space to enjoy the peaceful village location

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Ph SW 17.09.2026