



6 Captains Lane, Barton under Needwood, DE13 8EZ



Enjoying a pleasant open outlook to the front and a desirable address in Barton under Needwood is this generously extended and beautifully refurbished detached home, benefitting from open plan living, three double bedrooms plus bedroom four/study and a landscaped garden plot. Being well presented throughout and offering a wealth of accommodation ideal to suit a growing family, the property has been refurbished to include a 2021 boiler and radiators, 2022 windows, a refitted kitchen and utility and landscaping to the garden, being in a prime setting with excellent amenities and a thriving community within walking distance.

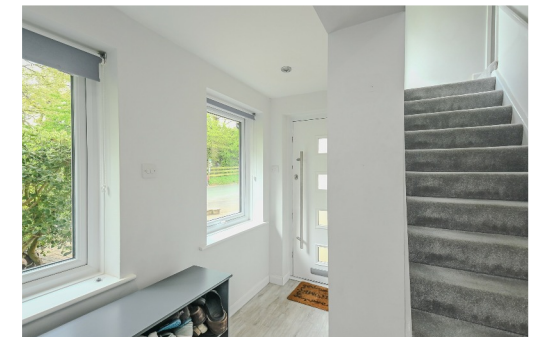
The entrance hall has two windows to the front enjoying woodland views, leading in turn to a spacious lounge, conservatory and open plan living and dining kitchen. A utility and cloakroom are also set to the ground floor. From the first floor there are three double bedrooms plus a fourth bedroom which currently serves as a study, as well as a family shower room and master en suite bathroom. To the front aspect there is ample parking to a block paved driveway with an electric entrance door opening to the large single garage, and the rear garden has been landscaped to create terraces lawns and paved seating areas.

The property benefits from a desirable address on the borders of Barton under Needwood, a prime location with superb amenities and local commuter routes all within a short walk. 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 village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and

John Taylor High School, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both offer more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.



- Executive Detached Family Home
- Extended, Remodelled & Upgraded
- 'Outstanding' School Catchment
- 2021 Boiler & Radiators, 2022 Windows
- Spacious Lounge & Conservatory
- Open Plan Family Dining Kitchen
- Entrance Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite Bathroom & Shower Room
- Generous Landscaped Gardens
- Single Garage & Ample Parking
- Pleasant Open Aspect to Front
- Walking Distance to Village Centre
- Mains Gas Central Heating, Full Double Glazing & Part Under Floor Heating
- Well Placed for Commuter Routes & Rail Travel



Entrance Hall

A composite entrance door opens into the hallway, having twin windows to the front aspect, Amtico flooring and stairs rising to the first floor accommodation. A door opens into:

Lounge 4.26 x 3.88m (approx. 13'11 x 12'8)

A spacious reception room having Amtico flooring, a fitted storage cupboard beneath the stairs and a door opening into the kitchen. Bifold doors lead into:

Conservatory 3.68 x 3.07m (approx. 12'1 x 10'1)

Windows enjoy garden views, double doors open out to the side and the conservatory has tiled flooring and electric under floor heating

Open Plan Family Dining Kitchen 5.88 x 4.85m (approx. 19'3 x 15'11) – max

A beautifully remodelled open plan space having been refitted with a contemporary range of full height, wall and base units housing an inset sink with boiling water tap. a central island houses a breakfast bar to one side, there is space for a dishwasher and integrated appliances include a fridge freezer, induction hob, extractor and double ovens. The **Kitchen** area has electric under floor heating and Amtico flooring extends into the **Dining Area** where there is a window overlooking the rear garden, and two further windows enjoying a pleasant woodland outlook to the front. A door opens into:

Utility Room 2.8 x 2.47m (approx. 9'2 x 8'1)

Refitted with base units coordinating with those of the kitchen, housing an inset sink with side drainer and space for a washing machine. A stable door opens out to the rear aspect and doors open into the **Garage** and:

Cloakroom

Fitted with wash basin set to vanity unit and WC





Stairs rise to the first floor **Landing**, where a full height window enjoys an open woodland outlook to the front. double doors open to the **Airing Cupboard**, and further doors lead into:

Master Bedroom 4.58 x 3.34m (approx. 15'0 x 10'11)
A spacious double room having a range of fitted hanging space and storage, a window to the rear and private use of:

En Suite Bathroom

Comprising wash basin set to vanity unit, WC and bathtub with shower unit over, with aqua boarding to the walls, electric under floor heating, a heated towel rail and an obscured window to the rear

Bedroom Two 4.6 x 3.72m (approx. 15'1 x 12'2)
Another spacious double bedroom, having traditional wall panelling, a fitted wardrobe, further fitted cupboard and windows to the front and side enjoying pleasant views along Captains Lane

Bedroom Three 3.93 x 2.93m (approx. 12'11 x 9'7)
A third double room having feature panelling and a window to the rear

Bedroom Four 3.11 x 1.82m (approx. 10'2 x 6'0)
Having a fitted double wardrobe and a window to the front

Shower Room

Fitted with wash basin set to vanity unit, WC and corner shower, with aqua boarding to the walls, a heated towel rail, electric under floor heating and an obscured window to the rear









Outside

The property is set back from Captains Lane beyond a block paved driveway bordered with mature foliage. The property enjoys a pleasant outlook over mature trees to the front aspect, and an electric entrance door opens into:

Large Single Garage 7.43 x 2.73m (approx. 24'5 x 8'11)

With power, lighting and a courtesy door opening out to the rear garden

Landscaped Rear Gardens

Extending to a superb size, the rear garden is laid to a paved terrace leading onto lawns, with a sleeper-edged step rising to the upper level lawn. To one side there is a paved terrace being an ideal entertaining space, and gated access to one side opens back out to the front aspect. There is exterior lighting, power and a water point.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



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