



50 Efflinch Lane, Barton under Needwood, DE13 8EU



Offered with the benefit of no upward chain is this traditional detached bungalow, showcasing extended interiors, three double bedrooms and a west facing garden plot, all enjoying a pleasant outlook towards the village fishing pool. This double fronted home has been extended and remodelled in recent years and offers well maintained accommodation ideal to suit those looking for single storey living in this desirable location, and a range of solar panels with storage battery are also included in the sale. The central reception hall extends towards the rear of the property, where a spacious lounge, modern dining kitchen and utility room form the living accommodation. Three excellent double bedrooms share use of a shower room, with the master bedroom also having a private en suite and walk in wardrobe. To the front, the bungalow is set back from Efflinch Lane beyond a generous frontage, having parking for a number of vehicles as well as access via an electric door into the single garage. A well tended rear garden enjoys a sunny westerly aspect, and the bungalow is serviced by mains gas central heating and full double glazing.

The property benefits from a desirable and peaceful setting on this popular road, being within a healthy walk of the excellent amenities Barton under Needwood offers. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also plays host to an array of sporting activities for all ages including rugby, football, cricket and tennis, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Traditional Detached Bungalow
- Offered with No Upward Chain
- Generously Extended & Solar Panels with Battery included in Sale
- Desirable Village with Excellent Amenities
- Spacious Lounge/Dining Room
- Extended Dining Kitchen
- Entrance Hall & Utility Room
- Three Double Bedrooms
- Master En Suite & Walk in Wardrobe
- Family Shower Room
- Single Garage & Ample Parking
- West Facing Rear Gardens
- 'Outstanding' School Catchment
- Walking Distance to Village Centre & Barton Marina

#### Reception Hall

A composite entrance door opens into the entrance hall, having oak flooring, a sun pipe providing natural lighting and access to the loft. Doors to a useful Cloakroom cupboard and into:

#### Spacious Lounge 6.6 x 4.72m (approx. 21'8 x 15'5)

A generous reception room having space for both living and dining areas. There is a gas fireplace and double doors with panels open out to the west facing rear garden

#### Modern Dining Kitchen 7.58 x 3.18m (approx. 24'10 x 10'5)

A beautifully appointed space, having a modern kitchen with integrated appliances and a formal dining area with skylight above. Tiled flooring extends throughout, and the Kitchen is fitted with a range of shaker style wall, base and full height units with complementary worksurfaces over having an inset composite sink with side drainer. The units house pull out pantry shelving and full height storage, there is space for a fridge freezer and a range of integrated appliances include Bosch dishwasher and Neff microwave, double ovens and induction hob with extractor above. A window faces the rear aspect and a door opens into the **Utility Room**







**Utility Room** 2.46 x 1.48m (approx. 8'0 x 4'10)  
Also fitted with units coordinating with those of the kitchen, the utility has an inset one and a half stainless steel sink with side drainer and spaces for both a washing machine and tumble dryer, with doors opening both out to the rear garden and into the **Single Garage**

Doors from the **Reception Hall** open into:

**Master Bedroom** 4.38 x 3.33m (approx. 14'4 x 10'11)  
A traditional bay window faces the front aspect and this spacious principal bedroom has original parquet flooring, a **Walk in Wardrobe** 2.15 x 1.3m (approx. 7'0 x 4'3) with fitted shelving and hanging space, and private use of:



**En Suite** 2.12 x 1.92m (approx. 6'1 x 6'3)  
Fitted with a modern suite having wash basin and WC set to vanity units and an oversized level access walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the side

**Bedroom Two** 4.45 x 3.32m (approx. 14'7 x 10'10)  
Another generous double room having a bay window to the front and a range of fitted wardrobes

**Bedroom Three** 3.63 x 3.02m (approx. 11'10 x 9'10)

A third double room having a window to the side

**Shower Room** 2.45 x 1.96m (approx. 8'0 x 6'5)  
Comprising wash basin set to vanity unit, WC and double walk in shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window. A door opens to the **Airing Cupboard** which houses the hot water cylinder







### Outside

The bungalow is set back from Efflinch Lane beyond a generous frontage, enjoying a pleasant outlook over the village fishing pond to the front. The private tarmac driveway provides parking and turning space for a number of vehicles, and mature foliage provides privacy to the front

### Single Garage 5.94 x 3.1m (approx. 19'5 x 10'1)

Having power, lighting and an electric up and over entrance door to the front. The battery for the solar panels is housed in here

### West Facing Garden

Being well tended throughout, the rear garden enjoys a sunny aspect and is laid to a block paved terrace, lawns and neatly stocked borders. Gated access opens out to the front aspect, there is exterior lighting and a water point and the summer house is included in the sale

Score	Energy rating	Current	Potential
92+	A	93 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

**General note:** 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.

**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.