6 Captains Lane, Barton under Needwood, DE13 8EZ

PH RESIDENTIAL

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

Floor Area: 1,496 ft²

T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

Follow to View
Property For Sale:

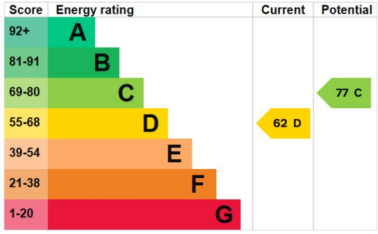
Outside

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.



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.

Ph SW 21.04.2026