

Church Lane

Barton-under-Needwood, Burton-on-Trent, DE13 8HU

John German





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£350,000

This lovely traditional semi offers a superb home in a central village location with schools, shops, cafes & pubs all in easy walking distance. Featuring two reception rooms, a fitted kitchen, utility, three bedrooms, family bathroom, garage, drive & gardens.



Situated on the lovely Church Lane that is perfectly placed for the village centre is this traditional semi detached home available with no chain. It is within walking distance of the vibrant village centre with the convenience of shops, pharmacy, doctors, boutique stores, salons, a choice of popular bars, pubs and cafes, together with John Taylor High School, making this a fantastic location with a superb village lifestyle.

Set behind a wide drive and front garden, step into the hall that provides a welcoming entrance with stairs and doors leading off.

The lounge is a light room ideal to relax in with a fireplace and bay window framing views to the front. A wide arch creates an open plan feel to the dining room that has patio doors to the rear and a serving hatch to the kitchen.

The kitchen is fitted with a range of modern units in neutral tones with work surfaces over, space for appliances and a window framing garden views. The house also benefits from a useful utility room with additional appliance space, a door opening out to the garden and a handy internal door to the garage.

To the first floor the landing has doors off to three bedrooms - two doubles and a single which could also be an ideal home office. The bathroom is fitted with a three piece suite with a window to rear.

The rear garden enjoys a lovely aspect with established borders and good size lawns, perfect for a family and keen gardeners.

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.

The property was affected by storm Dennis in 2020 due to a blockage in the brook, this has now been resolved.

Probate has been applied for.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire - 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 C

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

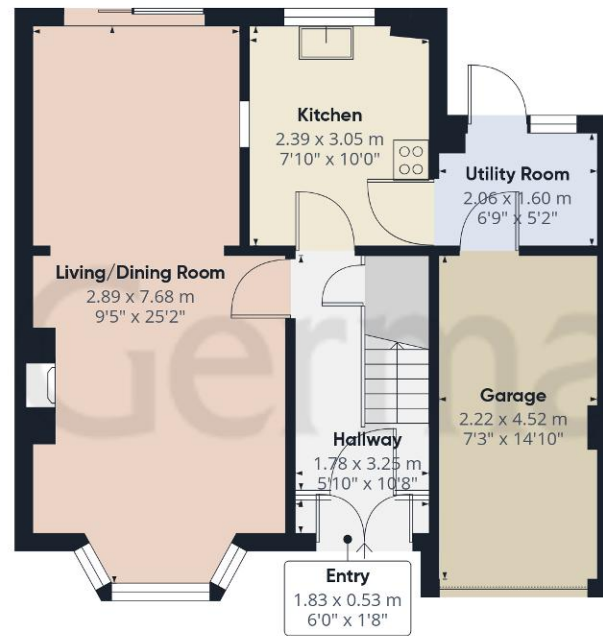
Our Ref: JGA/17062026

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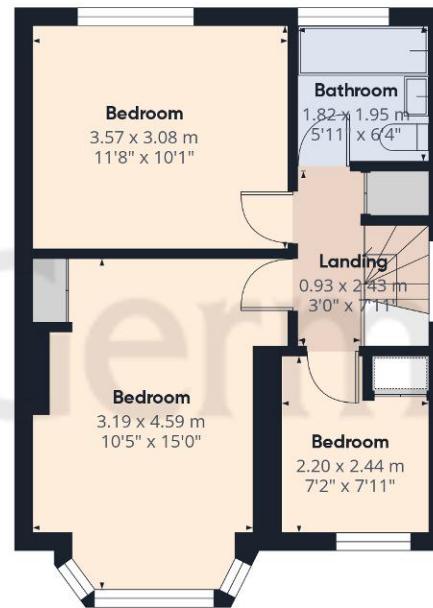






Ground Floor

Approximate total area⁽¹⁾
87.5 m²
942 ft²



Floor 1



(1) Excluding balconies and terraces

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

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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