



29 Church Lane, Barton under Needwood, DE13 8HU



Presenting superb scope for refurbishment is this semi detached village home, benefitting from deceptively spacious extended interiors, four bedrooms and the benefit of no upward chain. Offering excellent potential to remodel and upgrade (STPP), this semi detached property presents an attractive traditional exterior and lies in a desirable peaceful cul de sac close to the heart of Barton under Needwood. The interiors comprise briefly porch and reception hall, two reception rooms, conservatory, kitchen, utility and cloakroom to the ground floor, as well as a versatile garage conversion offering an ideal home office/studio. Four bedrooms to the first floor are serviced by a family bathroom and shower room. Outside, there is parking for two vehicles to the front, and a well tended garden is set to the rear offering ideal potential to extend the property if desired. The property is serviced by mains gas central heating and double glazed windows.

The property lies close to the heart of Barton under Needwood in the peaceful cul de sac of Church Lane. This charming village offers a superb array of amenities to suit both families and couples alike, including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property 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. 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 Semi Detached Home
- Desirable Village Location
- 'Outstanding' School Catchment
- Offered with No Chain
- Superb Potential to Extend/Refurbish
- Two Reception Rooms
- Conservatory & Office/Studio
- Kitchen, Utility & Cloakroom
- Reception Hall & Porch
- Four Bedrooms
- Bathroom & Shower Room
- Off Road Parking
- Well Tended Rear Garden
- Walking Distance to Amenities & Schools

The front door opens into a **Porch**, which in turn leads via a traditional arched doorway into the **Reception Hall**. The hallway has stairs rising to the first floor with storage beneath and doors open into:

Sitting Room 4.68 x 3.55m (approx. 15'4 x 11'7)
A spacious reception room having a bay window to the front aspect and a gas fireplace. An opening leads into:

Dining Room 3.1 x 2.9m (approx. 10'1 x 9'6)
With a traditional serving hatch through to the kitchen and sliding doors lead into:

Conservatory 2.96 x 2.88m (approx. 9'8 x 9'5)
With windows overlooking the gardens and double doors opening out to the side aspect

Kitchen 3.1 x 2.44m (approx. 10'1 x 8'0)
Fitted with a range of wall and base units housing an inset sink with side drainer and integrated appliances including dishwasher, single oven and gas hob. There is a window to the rear aspect and a door opens into:

Utility 3.08 x 2.08m (approx. 10'1 x 6'9)
Housing wall units and a base worksurface with spaces for a washing machine tumble dryer and upright fridge freezer. A door opens out to the rear and a door leads into the **Cloakroom**, fitted with wash basin and WC

Office/Studio 4.5 x 2.08m (approx. 14'8 x 6'9)
Having been converted from the single garage, this versatile space is ideal for use as a home office or for conversion back into a garage





Stairs rise to the first floor **Landing**, where there is access to the first loft space which has lighting. Doors open to a fitted cupboard also accessed from **Bedroom Three**, and into:

Master Bedroom 4.66 x 2.54m (approx. 15'3 x 8'4) plus wardrobes
A spacious double bedroom fitted with a range of wardrobes and storage and a bay window to the front



Bedroom Two 3.6 x 3.11m (approx. 11'9 x 10'2)
Another double room having window to the rear and fitted wardrobes

Bedroom Three 4.28 x 2.06m (approx. 14'0 x 6'9)
Having window to the front

Bedroom Four 2.25 x 1.86m (approx. 7'4 x 6'1)
With a window to the front

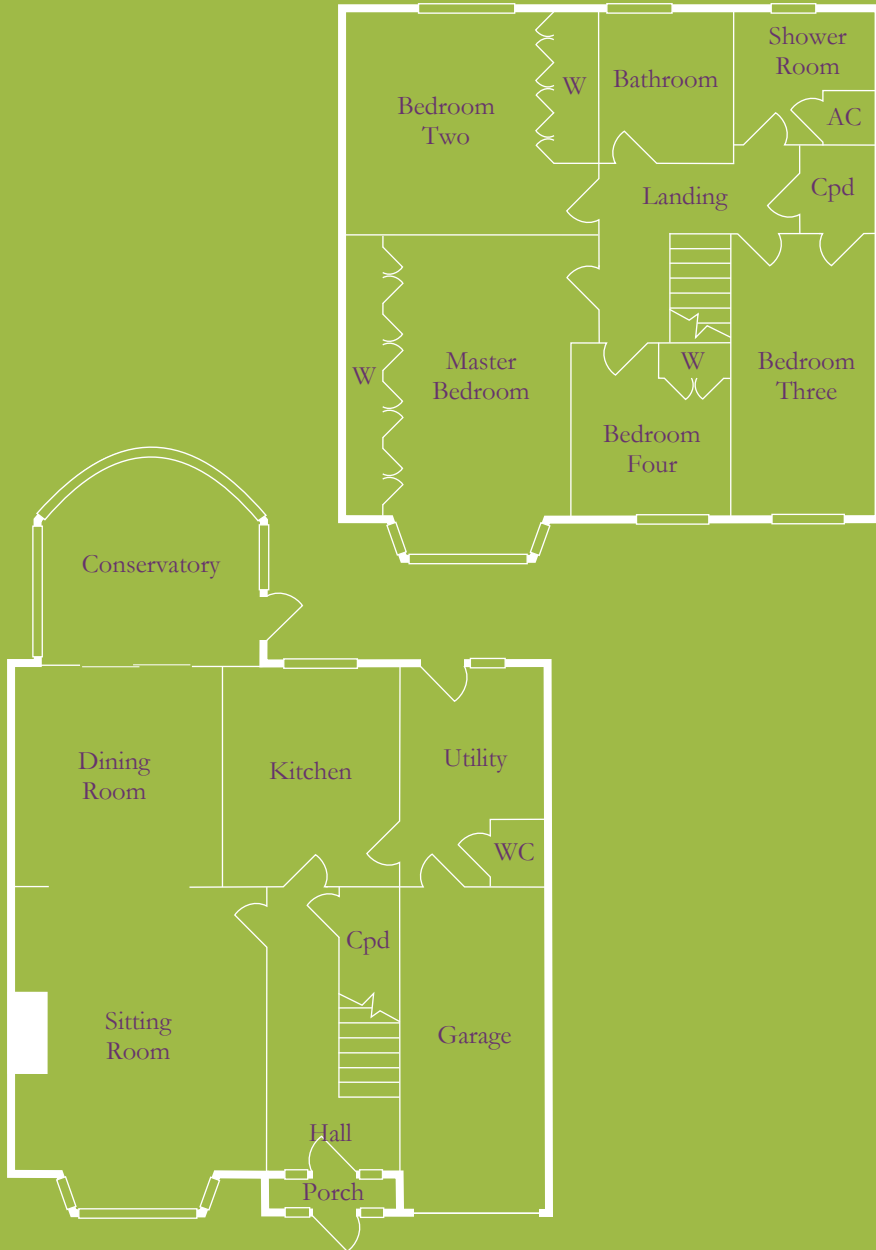


Bathroom 2.0 x 1.84m (approx. 6'6 x 6'0)
Comprising pedestal wash basin, WC and bath with electric shower over, having tiled walls and a obscured window to the rear

Shower Room 2.06 x 1.87m (approx. 6'8 x 6'1)
With pedestal wash basin, WC and shower, with tiled splashbacks, fitted airing cupboard and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



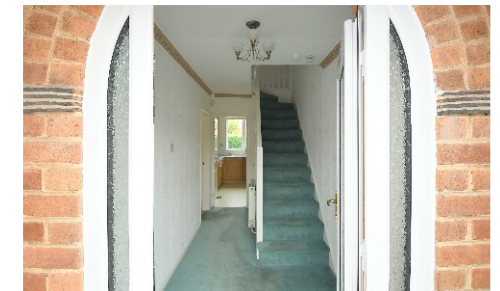


Outside

The property lies on a desirable cul de sac in the heart of Barton under Needwood. Pleasant views towards the village church can be appreciated from the lane, and the property benefits from private parking to the front aspect

Rear Garden

set to the rear is a safely enclosed rear garden having a paved terrace leading onto lawns edged with neatly stocked flowerbeds. There is exterior lighting and a water point, and the summer house is included in the sale. gated access leads back out to the front aspect



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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.