



60 Efflinch Lane, Barton under Needwood, DE13 8EU



Set in the heart of Barton under Needwood is this beautifully presented traditional semi detached home, offering superb potential to remodel and extend (STPP), three bedrooms and a generous west facing garden plot. Originally dating back to 1947, this handsome character property features original parquet flooring, impressive tall ceilings and well proportioned interiors, alongside a prestigious address within minutes' walk of the outstanding schools and amenities the village has to offer. The accommodation comprises briefly; reception hall, two reception rooms plus conservatory, kitchen, utility and cloakroom to

the ground floor, with three bedrooms to the first floor serviced by a refitted family bathroom. Outside, the property sits well within an established garden plot having a lengthy driveway and parking for a number of vehicles to a private drive. A detached garage with workshop offers useful exterior storage or potential for conversion into a work-from-home space, and beautifully tended gardens extend to the rear aspect enjoying a sunny westerly aspect. The property is serviced by double glazed windows and mains gas central heating.

The property benefits from a desirable address

in Barton under Needwood being just a few steps from the charming village centre. The handsome high street is home to a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane 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 Infants and Primary and John Taylor Specialist Science School, and the property is a 10 minute drive from the highly

regarded John Taylor Free School in Tatenhill. 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 an easy drive.



- Traditional Semi Detached Home
- Wealth of Character & Potential
- Central Village Location
- Two Reception Rooms & Conservatory
- Reception Hall with Parquet Flooring
- Pantry, Rear Hall, Utility & Refitted Cloakroom
- Three Bedrooms
- Refitted Family Bathroom
- Generous Frontage with Ample Parking
- Detached Single Garage with Workshop
- Generous West Facing Gardens
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Double doors open into the spacious **Porch**, which in turn leads via a traditionally styled entrance door into:

Reception Hall 3.85 x 1.85m (approx. 12'7 x 6'0)
A door opens into a useful **Pantry**, having fitted shelving and space for a fridge, and the hallway leads into:

Sitting Room 3.82 x 3.65m (approx. 12'6 x 11'11)
A well presented living room having a bay window to the front and a gas fireplace

Dining Room 3.65 x 3.8m (approx. 12'5 x 11'11)
Another spacious living room having a gas fireplace, a traditional oak serving hatch opening to the kitchen, and original full height windows to the



rear with a door opening into:

Conservatory 3.4 x 2.83m (approx. 11'2 x 9'3)
A versatile space enjoying pleasant views over the gardens, and having tiled flooring and a door opening out to the **Rear Hall**

Kitchen 4.1 x 2.3m (approx. 13'5 x 7'6)
A range of solid oak painted wall and base units with granite worksurfaces over house an inset sink with side drainer, spaces for a dishwasher, fridge and microwave, and integrated appliances including a double oven and gas hob with extractor above. There is a window to the side and the kitchen has tiled flooring and a breakfast bar to one side. A door opens into:

Rear Hall 2.65 x 1.68m (approx. 8'8 x 5'5)
A useful hallway having tiled flooring, a door into the **Conservatory** and a door opening out to the rear garden. A bifold door opens into:

Utility 2.45 x 1.52m (approx. 8'0 x 4'11)
Converted from a former coal house, the utility houses spaces for a washing machine, tumble dryer and freezer, with a stainless steel sink with dual drainer set to one side. There is useful shelving and wall mounted storage and a window faces the rear

Refitted Cloakroom
Comprising wash basin set to vanity unit and WC, with half tiled walls and an obscured window to the side



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Stairs rise from the reception hall up to the **First Floor Landing**, having a window to the side and loft access point. A recess offers useful storage or a study area, and doors open into a shelved **Laundry Cupboard** and into:

Master Bedroom 3.63 x 3.2m (approx. 11'11 x 10'5)
A spacious double bedroom having window to the rear aspect

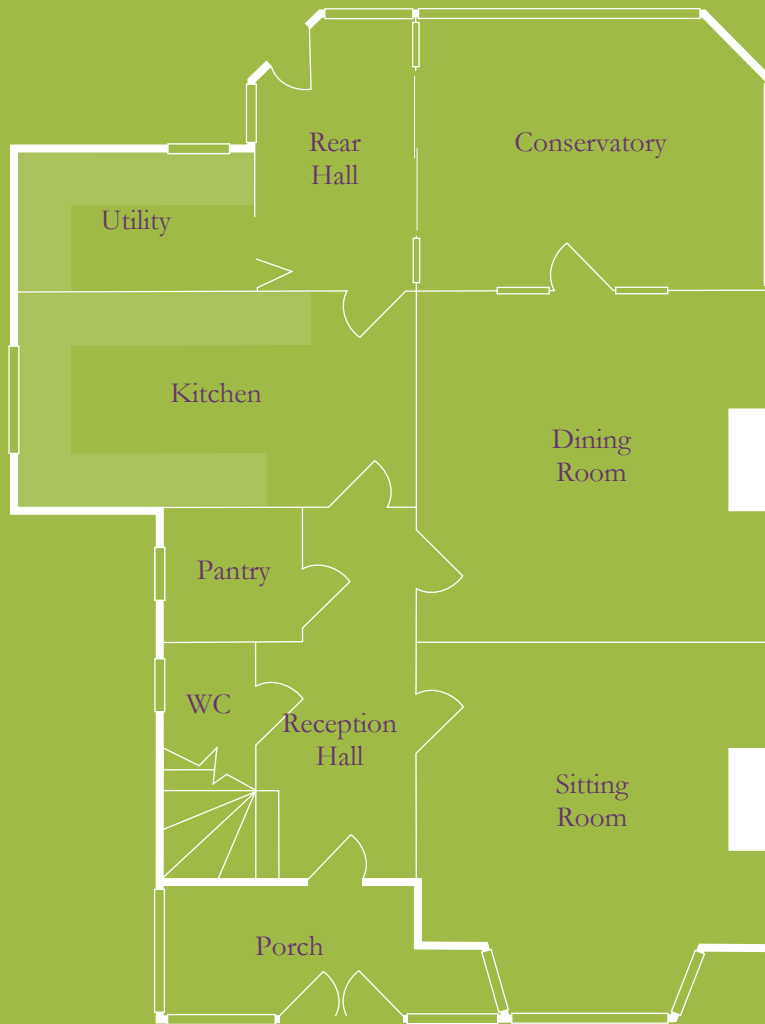
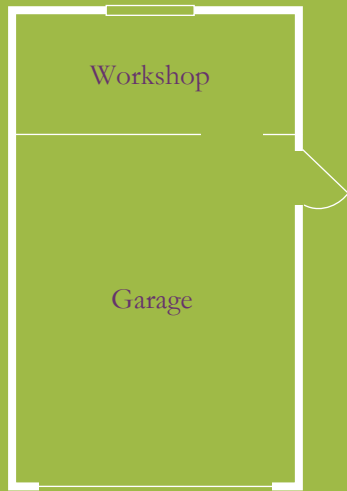
Bedroom Two 3.66 x 3.17m (approx. 12'0 x 10'4)
A second double bedroom having bay window to the front

Bedroom Three 3.2 x 1.75m (approx. 10'5 x 5'8)
A good sized single room having a window to the rear

Family Bathroom 2.1 x 1.8m (approx. 6'10 x 5'10)
A modern refitted suite comprises wash basin set to vanity unit, WC and double ended P shaped bathtub with electric shower over, having LVT flooring, half tiling to walls, an obscured window to the side and a chrome heated towel rail









Outside

The property is set back from Efflinch Lane beyond a generous frontage laid to a block paved driveway and manicured gardens. There is parking for around six vehicles, and the drive extends to the side of the property where there is gated access into the rear garden and:

Single Garage 4.9 x 2.95m (approx. 16'1 x 9'8)

Having manual entrance doors to the front, a pedestrian door into the rear garden, power and lighting. Part of the garage has been sectioned off to create a **Workshop** 2.95 x 2.4m (approx. 9'8 x 7'10) having a window to the rear, and the garage offers ideal potential for conversion into a work-from-home space

Rear Gardens

Extending to a generous size, the beautifully tended rear garden is laid to a paved terrace and shaped lawns bordered by neatly stocked flowerbeds. The garden enjoys a sunny westerly aspect and there is exterior lighting and water, as well as a garden shed which is included in the sale

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.