



59 Short Lane, Barton under Needwood, DE13 8LB



Set within an established 0.2 acre south facing plot is this traditional, detached three/four bedroom home offered with the benefit of no upward chain. Having been extended and well maintained throughout, the property holds a prime setting in Barton under Needwood offers and substantial accommodation with plenty of scope to remodel, extend and refurbish as desired.

The interiors comprise briefly porch and reception hall, two reception rooms, living/dining kitchen, large utility, cloakroom, shower room and study/fourth bedroom to the ground floor, with three bedrooms to the first

floor serviced by a family bathroom. Outside, gated access opens into ample parking leading to the detached double garage, and the gardens extend to 0.2 acre enjoying a sunny southerly aspect. The plot size offers excellent potential to extend (subject to relevant permissions) if desired without encroaching on the garden, and the property is serviced by mains gas central heating and double glazed windows.

The property benefits from a prestigious address in the popular village of Barton under Needwood. This charming village is home to a superb array of amenities within a few minutes

walk from the property, including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club within the village 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. Independent schools within easy reach in Repton, Denstone College and Lichfield Cathedral. 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 Home
- Offered with No Upward Chain
- Extension/Refurbishment Potential
- Mature South Facing Garden Plot
- Two Spacious Reception Rooms
- Living/Dining Kitchen
- Reception Hall, Rear Hallway & Large Utility
- Cloakroom & Ground Floor Shower
- Three Bedrooms & Ground Floor Bedroom Four/Study
- Detached Double Garage
- Ample Gated Parking
- Generous Garden Plot of 0.2 Acre
- Desirable Village Setting
- 'Outstanding' School Catchment

The front door opens into the **Porch**, having tiled flooring and opening in turn into:

Reception Hall 5.52 x 1.8m (approx. 18'1 x 5'10)
Stairs rise to the first floor, there is a full height window to the rear and doors open into:

Sitting Room 3.95 x 2.73m (approx. 12'11 x 8'11)
With a window to the front aspect, sliding doors into the conservatory and a brickwork fireplace with space for a electric fire

Conservatory 5.8 x 2.12m (approx. 19'0 x 6'11)
With double doors to the side aspect and windows overlooking the gardens

Dining Room 5.6 x 3.7m (approx. 18'4 x 12'1)

Another generous reception room having windows to two sides, sliding doors opening out to the rear garden and a stonework fireplace

Living/Dining Kitchen 5.47 x 3.87m (approx. 17'11 x 12'8)

Extending to a good size, the kitchen is fitted with a range of wall and base units housing an inset sink with side drainer and space for an oven. There is a window to the front and a further window from the

Living/Dining Room overlooks the rear garden. A door opens into:

Utility 3.26 x 2.63m (approx. 10'8 x 8'7)

A generous utility room fitted with wall and base units, an inset sink with side drainer, integral gas hob and spaces for a washing machine, dishwasher and fridge freezer. There is a window to the front and access to the loft space above

From the kitchen, a door opens into the **Rear Hall** which in turn leads out to the rear garden, as well as into:

Study/Bedroom Four 3.95 x 2.73m (approx. 12'11 x 8'11)

An ideal ground floor bedroom or home office, having a window to the side

Cloakroom

Fitted with wash basin, WC and vanity storage, with tiled splash backs. Accessed from the **Rear Hall** is a further **Shower Room**, having a tiled shower cubicle and space for coats and shows storage





Stairs rise to the **First Floor Landing** where there is a window to the front, access to the loft and double doors opening into a fitted **Laundry Cupboard**. Further doors open into:

Master Bedroom 4.8 x 3.02m (approx. 15'9 x 9'11)
A spacious double room having a window to the rear with pleasant garden views, and a door opening to a shower cubicle

Bedroom Two 3.35 x 3.17m (approx. 11'0 x 10'5)
Another double room having a window to the rear

Bedroom Three 3.07 x 2.48m (approx. 10'1 x 8'1) + wardrobes
With a window to the front and a range of fitted wardrobes

Family Bathroom 2.34 x 2.34m (approx. 7'8 x 7'8)
Fitted with wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled walls and a window to the front







First Floor



Ground Floor



Outside

The property is set towards the top of Short Lane on a generous and secluded garden plot. A pedestrian gate opens from one side of the property, and further double gates open to the tarmac driveway where there is parking for a number of vehicles to the fore of the **Detached Double Garage**. A fenced boundary to the front provides privacy for the lane and there is exterior lighting and a water point

South Facing Gardens

Extending to a generous **0.2 Acre**, the rear garden is safely enclosed to all sides, enjoying a sunny aspect and plenty of privacy. A block paved terrace adjacent to the house leads onto shaped lawns bordered with well stocked flower beds, and there is exterior lighting and a water point



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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.