



80 Short Lane, Barton under Needwood, DE13 8LB

Offered with the benefit of no upward chain is this beautifully presented, characterful cottage, benefitting from deceptively spacious interiors, two double bedrooms and outside space including private parking and a landscaped rear garden. Having been refurbished and extended in recent years, this traditional cottage showcases character features throughout and is set within a short walk of the centre of the village. The interiors comprise briefly sitting room with feature fireplace, dining room with exposed beams and a modern kitchen to the ground floor, with two double bedrooms and family bathroom to the first floor. Outside, there is a gated driveway with parking for two vehicles to the rear aspect, and a beautifully landscaped garden offers a pleasant space for outdoor entertaining. The cottage is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable setting in Barton under Needwood being just a few minutes walk from 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 Hoar Cross Hall 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 40-50 minute drive.

- Charming Character Cottage
- Offered with No Upward Chain
- Immaculately Presented Interiors
- Parking for Two to Rear
- Desirable Village Setting
- Two Reception Rooms
- Modern Kitchen
- Two Bedrooms & Bathroom
- Landscaped Rear Garden
- 'Outstanding' School Catchment
- Walking Distance to Amenities
- Well Placed for Commuter Routes & Rail Travel

The composite front door opens from Short Lane into:

Sitting Room 3.96 x 3.53m (approx. 13'0 x 11'7")
A spacious reception room having a window facing the front, a wood burning stove set to characterful brickwork fireplace and useful fitted storage and shelving to one side. Leading open plan style into:

Dining Room 2.67 x 2.13m (approx. 8'9 x 7'0")
Also having a wealth of exposed beams, the dining room having thumb latch doors opening to the stairs and to a useful fitted storage cupboard. Opening through into:

Kitchen 3.95 x 3.66m (approx. 13'0 x 12'0")
The modern kitchen is fitted with a range of gloss wall and base units with solid wood worktops over, housing an inset sink with side drainer, integrated oven with induction hob and extractor above, and spaces for a fridge freezer and washing machine. The kitchen has tiled flooring and a window to the rear, and a composite door opens out to the rear garden





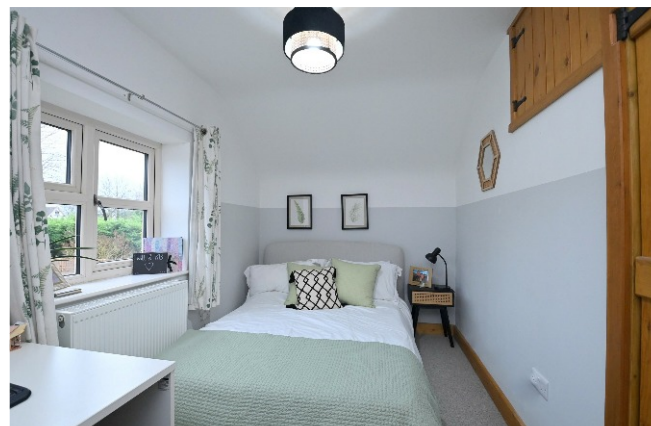
Stairs rise to the **First Floor Landing** where thumb latch doors open into:

Master Bedroom 3.95 x 3.52m (approx. 13'0 x 11'7)
A spacious double room having a window to the front and vaulted ceilings

Bedroom Two 3.95 x 2.24m (approx. 13'0 x 7'4)
Another double bedroom having a window to the rear overlooking the garden

Family Bathroom 2.08 x 1.82m (approx. 6'10 x 6'0)
A modern suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs, tiled flooring and a sun pipe providing natural light

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





Outside

The cottage lies in a prime location within minutes' walk from the centre of Barton under Needwood. Off Wales Lane, gated access opens into a private drive allowing for secure parking for two vehicles. There is space for a garden shed to the top of the drive

Rear Garden

A pedestrian gate opens into the landscaped rear garden which is laid to a walled paved terrace and artificial lawns. A path leads to the front door and there is an exterior water point as well as a double power socket

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.