



126 Efflinch Lane, Barton under Needwood, DE13 8EX



Enjoying a prestigious address in Barton under Needwood is this detached family home offered with no upward chain, being set within a generous 0.2 acre corner plot garden presenting superb potential to extend or for a building plot (subject to relevant planning consent). Having been well maintained throughout its 60+ years as a much loved family home, this detached village property comprises briefly entrance hall, three reception rooms, dining kitchen and shower room to the ground floor, with four bedrooms to the first floor serviced by a family bathroom. Outside, the wrap around gardens offer plenty of scope to extend the property substantially without encroaching on the generous plot, or alternatively (subject to planning consent) there is superb scope for a building plot within the grounds. There is parking and turning space for a number of vehicles, and a large double garage also houses a workshop to the rear. The property is serviced by mains gas central heating and double glazed windows.

The property lies on a desirable corner plot on Efflinch Lane, being a healthy walk from the centre of the village and the excellent array of amenities offered by this prime location. The charming High Street offers facilities to suit both families and couples alike including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, pharmacy, dental practice, 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.



- Detached Home in Popular Village
- Superb 0.2 Acre Plot
- Extensive Refurbishment/Building Plot Potential (STPP)
- Offered with No Upward Chain
- Three Reception Rooms & Dining Kitchen
- Four Bedrooms
- Ground Floor Shower Room & Bathroom
- Wrap Around Garden Plot
- Large Detached Garage & Ample Parking
- Desirable Village Location
- Gas Central heating & Double Glazed
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes

The front door opens into **Entrance Hall**, having a feature window to the front aspect, staircase rising to the first floor and doors opening into:

Lounge 5.45 x 3.35 (approx. 17'10 x 10'11)
A spacious reception room having a window to the front and feature reclaimed open fireplace, offering potential for the installation of a woodburner. An archway opens into:

Dining Room 3.37 x 2.92m (approx. 11'0 x 9'6)
A window to the rear overlooks the gardens and the door opens into the rear hall, where a door leads out to the exterior. An archway leads into:

Snug 3.23 x 2.34m (approx. 10'7 x 7'8)
A glazed door opens back into entrance hall, and this versatile space is ideal as a sitting room/playroom. Doors open to two useful fitted storage cupboards, and an opening with feature exposed beams leads into:

Family Dining Kitchen 5.6 x 3.08m (approx. 18'4 x 10'1)
A range of shaker style wall and base units house an inset ceramic one and a half sink and integrated appliances including dishwasher, double oven and electric hob. There is space for a washing machine and windows face the front and side aspects overlooking the gardens

Shower Room 1.74 x 1.62m (approx. 5'8 x 5'3)
A modern suite comprise wash basin set to vanity unit, WC and corner shower, with obscured windows to the side aspect





Stairs rise to the **First Floor Landing**, having loft access point, fitted shelved laundry cupboards and doors leading into:

Master Bedroom 5.62 x 3.04m (approx. 18'5 x 10'1)
A generous principal bedroom having a range of fitted wardrobes, storage and dressing table, and dual aspect windows enjoying a pleasant outlook over the front and side gardens

Bedroom Two 3.35 x 3.24m (approx. 10'11 x 10'7)
Another spacious double room having window to the rear overlooking the gardens and a range of fitted wardrobes and storage

Bedroom Three 3.35 x 2.14m (approx. 10'11 x 7'0)
With a window to the front aspect and fitted wardrobes and storage above



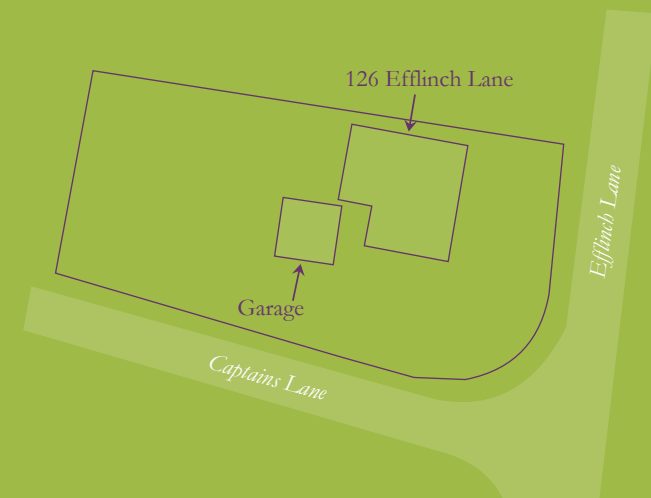
Bedroom Four 2.14 x 1.77m (approx. 7'0 x 5'9)
Having fitted storage above the stairs and a window to the front

Family Bathroom 2.72 x 2.29m (approx. 8'11 x 7'6)
Fitted with wash basin set to vanity unit, WC and corner bathtub with shower attachment, having a heated towel rail and an obscured window to the rear

EPC in Progress



Floor Plan & EPC in Progress





Outside

An extensive block paved driveway leads off Efflinch Lane, having parking and turning space for a number of vehicles. There are well tended lawned gardens extending to the front and side featuring mature trees and foliage providing privacy, and the driveway gives access via a manual door into the large **Detached Garage** with **Workshop** to the rear

0.2 Acre Plot

Further gardens extend to the rear and are laid to well maintained lawns, neatly stocked borders and fenced boundaries. The greenhouse is included in the sale, and there is exterior lighting and a water point. There may be potential (subject to relevant permissions) for another access to be added from Captains Lane, to allow for a building plot within the garden, or the established plot presents plenty of scope to substantially extend the existing property



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.