



55 Short Lane, Barton under Needwood, DE13 8LB



Set within the desirable village of Barton under Needwood is this superb detached family home, benefitting from extended and versatile accommodation, four double bedrooms and an 'Outstanding' school catchment area. Having been remodelled over time, this attractive detached property comprises spacious interiors laid to reception hall, lounge, family room, study, open plan dining kitchen, utility and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a family bathroom and master en suite. Outside, the generous plot provides parking for a number of vehicles, a double garage and south facing landscaped

gardens featuring a covered entertaining terrace and enjoy much privacy. The property is serviced by full double glazing, mains gas heating with HIVE heating controls and offers excellent potential to extend the first floor accommodation if desired.

The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club is a short walk from the property and plays host to an array of

sporting activities for all ages including rugby, football, cricket, tennis and more. The village is well served by the state schools Thomas Russell and John Taylor Specialist Science School, both of which maintain an Ofsted 'Outstanding' rating. 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 are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Executive Detached Family Home
- Sought After Village Location
- Versatile Extended Accommodation
- Two Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Study, Utility & Cloakroom
- Reception Hall & Part Galleried Landing
- Four Double Bedrooms
- Master En Suite & Bathroom
- South Facing Gardens
- Ample Parking & Double Garage
- Further Potential to Extend
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Amenities



Beneath a canopy porch, the modern composite front door opens into:

Reception Hall

Having tiled flooring, staircase rising to the first floor, a fitted storage cupboard and doors opening into:

Lounge 5.24 x 4.3m (approx 17'2 x 14'1)

A spacious reception room having double doors opening out to the gardens, oak effect flooring and a contemporary feature fireplace

Open Plan Family Dining Kitchen 7.27 x 4.44m (approx 23'10 x 14'7)

This stunning open plan space offers a comprehensively fitted kitchen and dining and living area. The **Kitchen** comprises a range of gloss wall and base units with solid walnut Butcher block worktops over, housing an inset sink with side drainer, space for fridge freezer and integral appliances including dishwasher, double oven and induction hob. There is a window to the rear, the kitchen has impressive vaulted ceiling and skylights providing plenty of natural light, and the **Dining Area** has double doors opening out to the rear gardens

Utility 4.31 x 1.62m (approx 14'2 x 5'4)

Fitted with base cupboards and full height units housing spaces for a washing machine and tumble dryer. Doors open into the **Garage** and out to the rear garden

Family Room 4.28 x 2.53m (approx 14'1 x 8'4)

Ideal as a playroom or snug, having a window to the front aspect

Study 3.0 x 1.8m (approx 9'10 x 5'11)

A useful home office having window to the front

Cloakroom

Refitted with a contemporary suite having wash basin set to vanity unit and WC, with tiled flooring tiled





Stairs rise from the **Reception Hall** to the first floor **Landing**, having loft access point, a double width fitted **Airing Cupboard** and doors off into:

Master Bedroom 4.75 x 3.5m (approx 15'7 x 11'6)
A spacious double room having window to the front, recessed wardrobes and private use of:

En Suite 2.58 x 1.97m (approx 8'5 x 6'5)
Comprising a modern suite fitted with vanity wash basin, WC and shower, with tiled flooring, half tiling to walls, an obscured window to the front and a heated towel rail

Bedroom Two 3.58 x 3.3m (approx 11'9 x 10'10)
Another good sized double having window to the rear

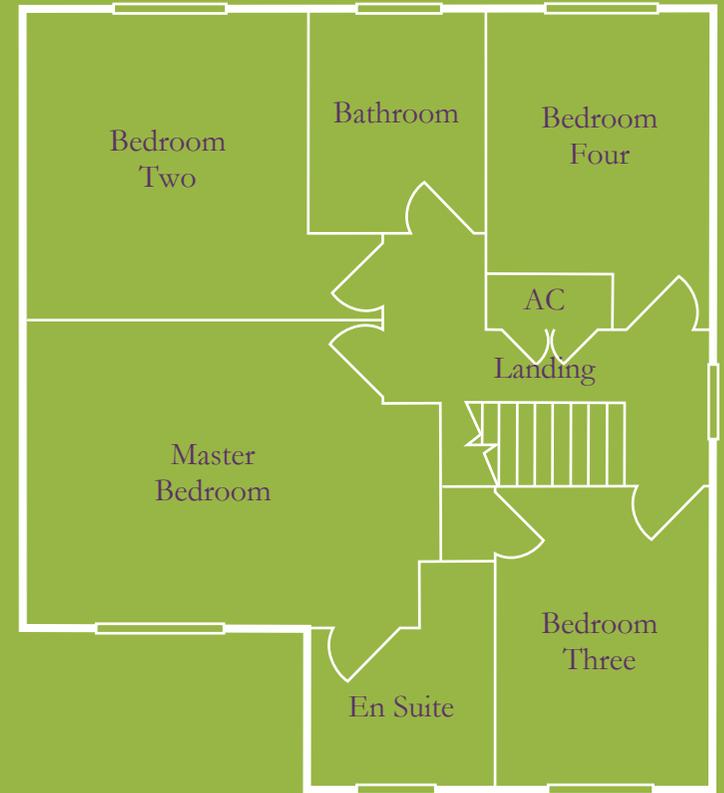
Bedroom Three 3.5 x 2.55m (approx 11'6 x 8'4)
Having a window to the front and a door into a fitted cupboard

Bedroom Four 3.58 x 2.54m (approx 11'9 x 8'4)
With a window to the rear aspect

Bathroom 2.55 x 2.03m (approx 8'4 x 6'7)
The family bathroom comprises a four piece suite having WC and wash basin set to vanity units, bathtub and shower, with tiled flooring, half tiling to walls, a heated towel rail and a window to the rear









Outside

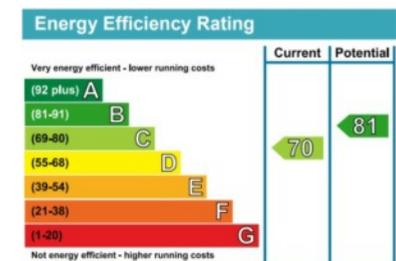
The property is set back from the lane beyond a generous driveway offering parking for a number of vehicles. There are well tended gardens and gated access leads to the side of the property into the rear garden. The drive gives access into:

Double Garage 5.45 x 5.43m (approx 17'11 x 17'10)

With twin electric entrance doors, power and lighting. The Worcester boiler is housed in here

Gardens

Well tended landscaped gardens lie to the rear aspect, laid to a paved terrace, walled lawns and stocked borders. A brick outbuilding has been converted into a covered entertaining terrace with deck below and a door opens into a useful **Garden Store**, and there are raised beds and a greenhouse to one side creating a kitchen garden. The garden is fully enclosed, enjoys an excellent degree of privacy and benefits from exterior lighting and a water point



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.