



14 Church Lane, Barton under Needwood, DE13 8HU

An attractive traditional semi detached home set within the desirable village of Barton under Needwood, benefitting from planning permission to extend, three bedrooms and an 'Outstanding' school catchment area. Being an ideal project for those looking to invest in their next home, this attractive property has planning permission granted for an extension to add further bedroom space, a master en suite and an open plan living and dining kitchen. The boiler has been recently refitted and the interiors, which are in need of certain finishing to the taste of the next owner, comprise briefly porch, reception hall, living and dining room, kitchen, utility and cloakroom to the ground floor, with three bedrooms and a shower room to the first floor. Outside there is parking to the front as well as a single garage, and the garden enjoys privacy and an open outlook over a village park.

Barton under Needwood is home to an excellent array of pubs, gift shops, village stores and further everyday amenities including the village hall, post office and Holland Sports Club. As a village well catered to family life there are a number of sporting events held at the Sports Club and Village Hall including tennis, football, cricket and rugby clubs. There are rural walks available nearby across the Dunstall Estate and the village has a number of highly regarded schools including the Thomas Russell Junior and John Taylor High School, which both maintain an Ofsted 'Outstanding' rating. Well placed for access to the A38, local towns and cities within easy reach include Burton on Trent, Lichfield, Derby and Birmingham. Lichfield also provides direct rail links to London in 80 minutes.



- Traditional Semi Detached Home
- Planning Permission Granted
- Superb Opportunity for Modernisation
- Desirable Village Location
- Open Plan Lounge/Dining Room
- Kitchen, Utility & Cloakroom
- Three Bedrooms (Two Doubles)
- Modern Shower Room
- Rear Garden with Open Aspect
- Single Garage & Parking
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Mains Gas Central Heating with New Boiler & Double Glazed

for the installation of a wood burning stove, and the dining room has a window to the rear

**Kitchen** 3.09 x 2.39m (approx 10'1 x 7'10)  
Fitted with wall and base units with housing an inset one and a half sink with side drainer, space for an electric cooker, tiled flooring, tiled splash backs and a window to the rear. Door to:

**Utility** 2.18 x 1.73m (approx 7'1 x 5'8)  
Housing spaces for appliances including washing machine, tumble dryer and fridge freezer, this useful space has a door into the Garage, a door out to the rear garden and tiled flooring

**Cloakroom**  
Fitted with low level WC and having obscured window to the rear

The front door opens into the Porch, having quarry tiled flooring and a glazed door into:

#### Entrance Hall

With stairs rising to the first floor, under stairs storage and doors off to:

**Living & Dining Room** 7.68 x 3.51m (approx 25'2 x 11'6) - max

A generous reception room providing both a formal dining space and living area. The living room has a bay window to the front and a chimney ideal





Stairs rise to the **First Floor Landing** where there is an obscured window to the side, loft access to the fully insulated loft space and doors off to the **Airing Cupboard** housing wall mounted boiler and:

**Master Bedroom** 4.75 x 3.23m (approx 15'4 x 10'7)  
An spacious double room having a mirror fronted

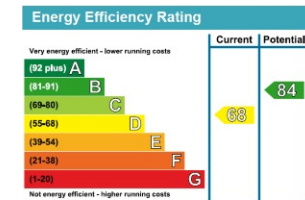
triple wardrobe and a bay window to the front

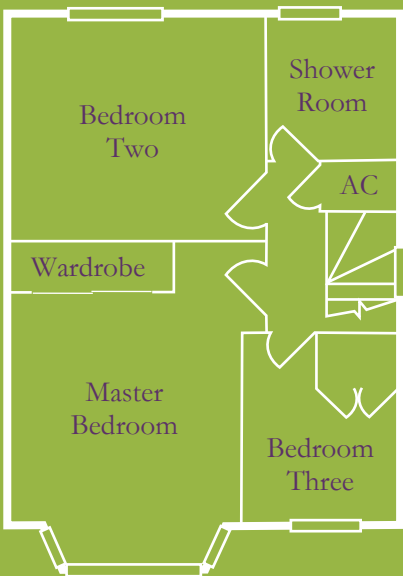
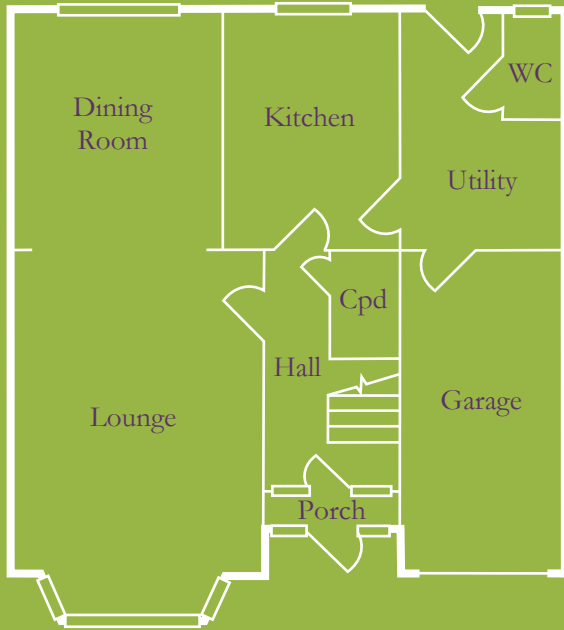
**Bedroom Two** 3.54 x 3.11m (approx 11'7 x 10'2)  
A further double room having window to the rear

**Bedroom Three** 2.13 x 1.87m (approx 6'11 x 6'1)  
With window to the front and a large fitted cupboard



**Shower Room** 1.98 x 1.83m (approx 6'5 x 6'0)  
A modern shower room comprising wash basin with vanity unit below, low level WC and walk in shower, with tiled flooring, tiling to walls, a chrome heated towel rail and obscured window to the rear





**Outside**

There is parking for up to three vehicles to a private drive to the front to the side of a lawned garden, and an attractive view of the church spire can be seen from the front. Gated access leads to the rear garden

**Single Garage** 4.67 x 2.23m (approx 15'3 x 7'3)  
 Having manual up and over door to the front, power and lighting

**Gardens**

To the rear, the garden is well tended and enjoys an excellent degree of privacy. There is a paved patio leading on lawns edged with feature planters, and the garden is fully enclosed 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.