



19 Church Lane, Barton under Needwood, DE13 8HU

 Parker
Hall

Enjoying a peaceful position in the popular village of Barton under Needwood is this beautifully presented traditional home, benefitting from modernised and refitted interiors, four bedrooms and an outstanding school catchment area. Having been refurbished by the current owners to include upgraded electrics, oak internal doors, new bay windows and French doors, a refit to the kitchen and two bathrooms and replaced soffits, guttering and fascias, this attractive semi detached home enjoys a convenient position on Church Lane within a short walk from the superb range of this sought after village has to offer. The interiors comprise briefly reception hall, sitting room, open plan dining kitchen, utility and cloakroom to the ground floor, with four bedrooms (three doubles), a bathroom and shower room to the first floor. Outside, there is parking and a single garage to the front aspect, an attractive and private garden lies to the rear and the property enjoys pleasant views over St James' church spire from both aspects. The property

is serviced by mains gas central heating and full double glazing.

Barton under Needwood is a popular village 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 highly regarded school system with the Thomas Russell Junior and John Taylor High School both maintaining 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 and the International airports of Birmingham and East Midlands are both within an easy drive.



- Traditional Semi Detached Home
- Attractive Open Plan Interiors
- Recently Upgraded including Wiring, Radiators & Exterior Facias/Guttering
- Sitting Room with Wood Burner
- Refitted Open Plan Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- Refitted Bathroom & Shower Room
- Single Garage & Parking
- Well Tended Gardens
- Outstanding School Catchment
- Well Placed for Commuter Routes, Amenities & Schools

The front door opens into:

Reception Hall

Stairs rise to first floor accommodation with storage beneath and the hallway has engineered oak flooring and an oak door opening into:

Sitting Room 4.84 x 3.52m (approx 15'10 x 11'6)

A spacious reception room having recently replaced bay window to front aspect and a traditional wood burning stove set to natural slate hearth. Opening into:

Family Dining Kitchen 5.48 x 3.09m (approx 17'11 x 10'1)

The **Kitchen** comprises a quality refitted range of base units with marble style quartz worktops over, housing an inset Belfast sink and an integral dishwasher. There is space for a range cooker with fitted extractor above and the kitchen has engineered oak flooring and a window to the rear. Double doors open out to the rear garden from the **Dining Area**

Utility 3.6 x 2.34m (approx 11'9 x 7'8) –max

Housing spaces for a washing machine tumble dryer and fridge freezer, the utility has fitted storage units, limestone flooring and doors into the garage and **Cloakroom**, which is fitted with wash basin, WC, limestone flooring and an obscured window to the rear





Stairs rise to the **First Floor Landing** where there is a fitted **Airing Cupboard** and oak doors open into:

Master Bedroom 4.84m x 3.52m (approx 15'10 x 11'6)

A good sized principal bedroom having a replaced double glazed bay window to front

Bedroom Two 4.07 x 2.39m (approx 13'4 x 7'10)
With a window to the front aspect and a large fitted double wardrobe

Bedroom Three 3.56 x 3.09m (approx 11'8 x 10'1)
A third double room having a window to the rear

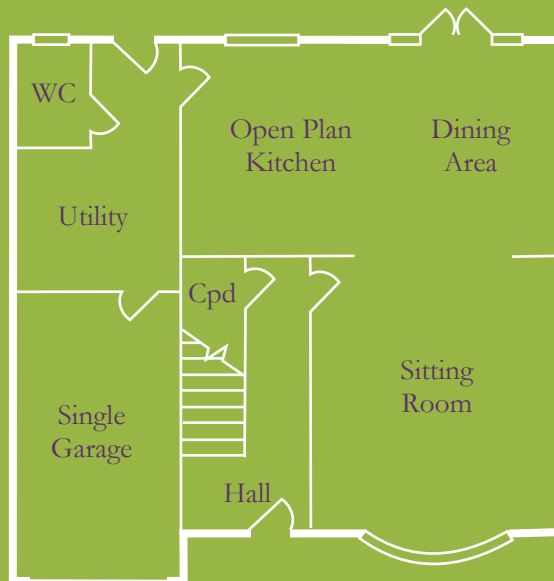


Bedroom Four 2.39 x 2.06m (approx 7'10 x 6'9)
Having a window to the front and recessed storage

Refitted Bathroom 2.0 x 1.84m (approx 6'6 x 6'0)
Comprising a white suite comprising pedestal wash basin, WC and bathtub with electric shower over, having half tiling to walls, a heated towel rail and an obscured window to the rear

Shower Room 2.39 x 2.0m (approx 7'10 x 6'6)
Refitted with a modern suite comprises pedestal wash basin, WC and shower, with tiled flooring, tiling to walls, a heated towel rail and an obscured window to the rear



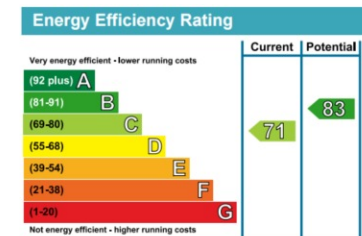


Outside

A walled driveway provides parking to the front aspect as well as access into the **Single Garage** via a manual up and over entrance door. There is gated access leading to the:

Rear Garden

Having been landscaped, the rear garden enjoys a beautiful view of St James' Church Spire and is laid to a paved terrace and lawns. The garden is safely 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.