



37 Station Road, Barton under Needwood, DE13 8DR



Set in the heart of the desirable village of Barton under Needwood is this detached family home offered with no upward chain, benefitting from three double bedrooms and a secluded garden plot. Presenting plenty of scope to remodel/modernise to suit the next owner, this spacious property comprises briefly reception hall, L shaped living and dining room, breakfast kitchen, and useful study to the ground floor, with three double bedrooms set to the first floor serviced by a family bathroom and WC. Outside, the property is set back from Station Road beyond attractive lawned gardens and a driveway leading to the single garage. The safely enclosed and secluded rear garden is well maintained and offers superb scope to landscape to the next owners requirements, and this spacious detached home is serviced by mains gas central heating and full double glazing.

The charming village of Barton under Needwood, a popular vibrant village well catered to family life, 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 offers an array of sporting activities for all ages including rugby, football, cricket and tennis. The property lies within catchment for Thomas Russell Primary and John Taylor Specialist Science School, both of which maintain an Ofsted 'Outstanding' rating. 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.

- Detached Family Home
- No Upward Chain
- Superb Potential to Upgrade
- Desirable Village Location
- Two Reception Rooms
- Breakfast Kitchen with Pantry
- Reception Hall & Study
- Three Bedrooms & Bathroom
- Parking & Single Garage
- Front & Rear Gardens
- Excellent Commuter Links
- Walking Distance to Village Amenities
- Outstanding School Catchment

A UPVC front door opens into:

Reception Hall 3.34 x 2.53m (approx. 10'11 x 8'3)

Having staircase rising to the first floor, a window to the front aspect and doors opening into:

Sitting Room 5.81 x 3.26m (approx. 19'0 x 10'8)

A window overlooks the generous foregardens and a there is a gas fire set to stone tiled fireplace. Opening into:

Dining Room 3.29 x 2.65m (approx. 10'9 x 8'8)

With sliding doors to the rear gardens and a door opening into:

Breakfast Kitchen 4.43 x 3.53m (approx 14'6 x 11'7)

Fitted with wall and base units housing inset sink and spaces for an oven, fridge freezer and washing machine, with window to the rear aspect. The Baxi boiler is housed in here and a door opens to a useful pantry with fitted shelving and a window to the rear. A door from the kitchen opens to the rear porch where there is access to a gardeners WC and useful store cupboard

Study 3.33 x 2.49m (approx.. 10'11 x 8'2)

With a window to the rear aspect





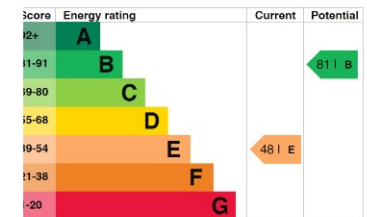
Stairs rise to the **First Floor Landing** where there is loft access and doors opening into useful eaves storage, an **Airing Cupboard** housing the hot water cylinder and into:

Bedroom Two 3.66 x 3.03m (approx. 11'11 x 9'11)
With a window to the front and a double fitted wardrobe

Bedroom Three 4.06 x 2.49m (approx. 13'3 x 8'1)
With a window to the side aspect and fitted wardrobe

Master Bedroom 3.72 x 3.13m (approx. 12'2 x 10'3)
With a window to the side and a double fitted wardrobe

Bathroom 2.4 x 1.69m (approx. 7'10 x 5'6)
Comprising pedestal wash basin and bath tub with shower unit over, with tiled walls, radiator with heated towel rail and an obscured window to the rear. A door from the landing gives access to the a **Separate WC**





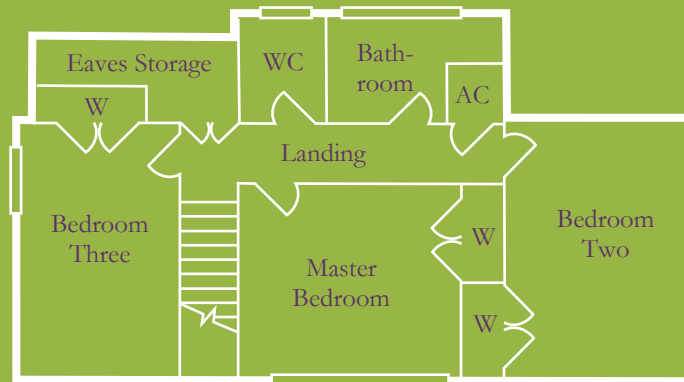
Outside

This detached family home is set back from the road beyond a generous frontage allowing for parking for two to three vehicles. Lawned gardens provide potential to extend the driveway and there is gated access leading into the rear garden

Single Garage 4.96 x 2.52m (approx. 16'3 x 8'3)
 Having power, lighting and manual entrance doors

Secluded Rear Garden

Enjoying an excellent degree of privacy, the rear garden benefits from mature borders, well tended lawns and a paved terrace. There is 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.