



47 The Lakeside, Barton Marina, Barton under Needwood, DE13 8FN



Set overlooking idyllic waterside and woodland views is this immaculately presented ground floor luxury apartment, benefitting from open plan living with a separate utility, two double bedrooms and a secure setting in the exclusive The Lakeside development. Offered with the benefit of no upward chain, this modern ground floor apartment is finished to a high specification and benefits from deceptively spacious interiors and a prime position in the end block, enjoying attractive open views from all windows. The interiors comprise briefly entrance hall, open plan kitchen with living and dining areas, two double bedrooms, master en suite and bathroom. Each bedroom benefits from a range of mirror fronted fitted wardrobes. Outside, landscaped terraces provide beautiful dining and relaxations spaces and there is allocated parking for two vehicles within the courtyard. The Lakeside is set close to Barton Marina and the lakes offer pathways suitable for all levels of fitness and an internal viewing of this contemporary home is highly advised to appreciate the

tranquil setting and exclusivity of this one-of-a-kind place to live. The double glazed windows and doors have been tinted to provide privacy and UV protection.

Secure electric gates lead into the parking for the apartments and just outside the gatehouse style entrance is Barton Marina with its collection of boutique shops, cafes, the recently opened Red Carpet Cinema and the popular Waterfront Bar and Restaurant. The Lakeside is walking distance from the character High Street of Barton under Needwood, where there is a Co-op, further shops, pubs and a cafe, a pharmacy, doctors surgery and village hall. John Taylor High School is also situated within the village. Further amenities can be found in Burton on Trent and Lichfield and the location is ideally placed for travel on the A38, M6 and A50. From Lichfield, two rail stations provide direct links to Birmingham, London (in 80 minutes) and further afield, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Ground Floor Luxury Apartment
- Lakeside Frontage with Idyllic Views
- No Upward Chain
- Exclusive Setting in Desirable Location
- Contemporary Open Plan Living
- Kitchen with Integral Appliances
- Separate Utility Room
- Two Double Bedrooms
- En Suite Bathroom & Bathroom
- Private Terraces overlooking Lakes
- Parking & Secure Electric Gated Entrance
- Idyllic Setting with Marina Walks Nearby
- John Taylor School Catchment
- Well Placed for A38, M6 Toll & A50
- Train: Lichfield to London (80 mins)

The front door opens into a generous **Reception Hall**, having tiled flooring and door into:

Open Plan Living & Dining Kitchen 7.21 x 4.25m (approx 23'7 x 13'11)

Extending to a generous size, this well presented

space comprises a contemporary fitted kitchen, dining area and living room, with windows and a sliding door extending to one end overlooking idyllic waterside views. The kitchen comprises a range of gloss wall and base units with Corian worktops over, housing an inset sink with side drainer and a range of integral appliances including dishwasher, fridge, freezer, oven and induction hob with extractor above. Tiled flooring extends into a **Dining Area** which leads into the carpeted **Living Room** which enjoys access out onto a terrace overlooking the Marina lakes

Utility 1.95 x 1.81m (approx 6'4 x 5'11)
A useful space having fitted wall and base units with spaces for both a washing machine and tumble dryer, with tiled flooring





Doors from the **Reception Hall** lead into:

Master Bedroom 6.04 x 3.54m (approx 19'9 x 11'7) - max into dressing room

A spacious principal bedroom having a dressing area with mirror fronted wardrobes and a sliding door and windows opening out to a secluded terrace overlooking the Marina lakes. A door opens into:

En Suite 2.86 x 1.55m (approx 9'4 x 5'1)
Fitted with a white suite having fitted wash basin, wall hung WC and double shower, with tiled flooring, tiling to walls, an obscured window and a door to the **Airing Cupboard** housing the boiler

Bedroom Two 3.28 x 2.67m (approx 10'9 x 8'8)
Another spacious double room having a range of

fitted mirror fronted wardrobes and a window enjoying waterside views

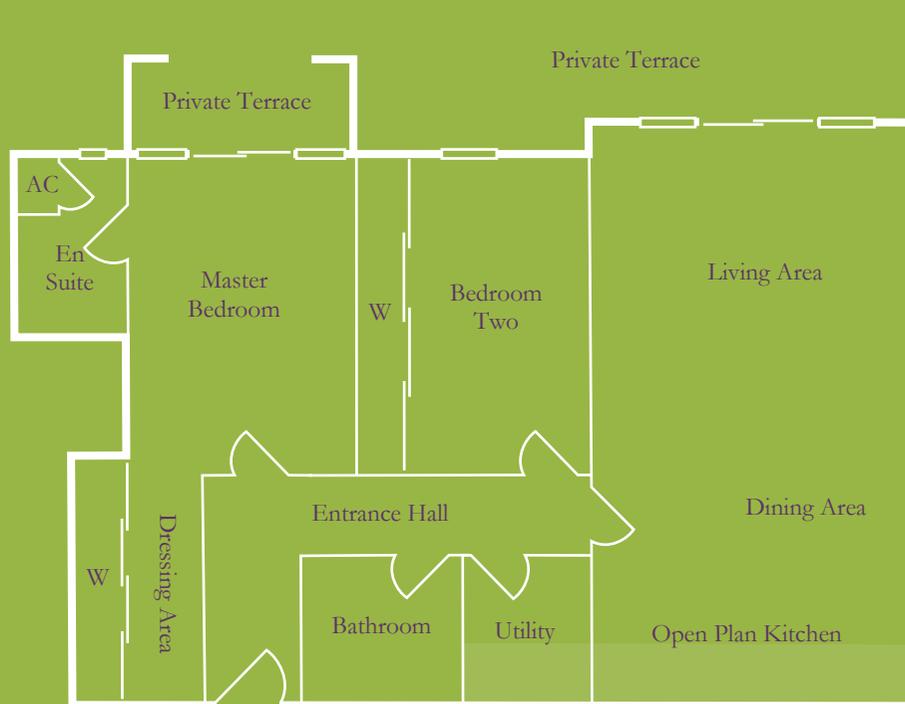
Bathroom 2.14 x 1.73m (approx 5'8 x 7'0)
Comprising a modern suite having fitted wash basin, wall hung WC and bathtub with shower unit over, with tiled flooring and tiled walls





Outside

Secure electric gates open into the landscaped communal courtyard where there are two allocated parking spaces. Ample visitors parking is also available to the main Marina car park. The apartment benefits from a prime position in the end block, and doors open out from the living area and principal bedroom onto beautifully tended paved terraces offering three separate seating and/or dining areas overlooking stunning waterside views



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.