



90 Captains Lane, Barton under Needwood, DE13 8HA



Set on the outskirts of the premier village of Barton under Needwood is this attractive detached family home, benefiting from extended open plan living accommodation, four bedrooms and an 'Outstanding' school catchment area. Enjoying an open outlook to the front and a generous garden plot, this well presented village home has been recently upgraded and extended by the current vendors, with improvements to include new windows and doors throughout, refitted kitchen with open plan family room and refitted bathrooms. The interiors comprise briefly reception hall, sitting room, spacious family room with living and dining areas, kitchen, cloakroom and utility space (within the garage) to the ground floor, with four bedrooms (Three doubles) to the first floor serviced by a modern bathroom and shower room. Outside, the property enjoys an open outlook to the front and the driveway provides parking and access into the single garage, and a well tended garden extends to a generous size at the rear.

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 away 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 an Ofsted rated 'Outstanding' school system, having the Thomas Russell Infants and Juniors feeding into the John Taylor Specialist Science School, all of which lie within walking distance of the property. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, commuter roads including the 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.

- Attractive Detached Family Home
- Peaceful Setting on Popular Road
- Extended & Upgraded Accommodation
- Reception Hall & Sitting Room
- Open Plan Family Living & Dining Room
- Refitted Kitchen
- Rear Hall, Cloakroom & Utility Space

The composite front door opens into the **Reception Hall**, where stairs rise to the first floor and a door opens into:

**Sitting Room** 3.86 x 3.73m (approx. 12'8 x 12'3)  
A good sized reception room having window to the front and an opening leading into:

**Open Plan Family Living & Dining Room** 5.9 x 4.8m (approx. 19'4 x 15'8)

A superb addition to this well presented home, this space extends to a superb size and is formed by a formal dining space and living area. Bifold doors open out to the gardens, the living area has skylights and a vaulted ceiling, and doors open from the dining area into two useful storage cupboards. This room opens into:

- Four Bedrooms (Three Doubles)
- Refitted Bathroom & Shower Room
- Single Garage & Parking
- Open Outlook to Front Aspect
- 'Outstanding' School Catchment
- Double Glazed (Windows & Doors fitted 2016) & Mains Gas Central Heating

**Kitchen** 5.08 x 2.4m (approx. 16'8 x 7'11)  
Comprising a refitted range of wall and base units with complementary worktops over housing inset sink with side drainer, integral appliances including oven, induction hob and dishwasher, and space for an America fridge freezer. A contemporary door with glazed panel opens out to the rear and a skylight provides plenty of natural light

A door opens from the kitchen into the **Inner Hall** which in turn gives access into the garage where there is a **Utility Space** housing provisions for a washing machine and tumble dryer. Another door from the inner hall leads into the refitted **Cloakroom** which comprises fitted wash basin, WC and an obscured window to the side





Stairs rise to the first floor **Landing**, where there is loft access via a drop down ladder and doors opening into:

**Master Bedroom** 4.32 x 2.4m (approx. 14'2 x 7'11)  
Having window to the front with a pleasant open outlook, loft access point and a large double fitted wardrobe

**Shower Room** 2.4 x 1.97m (approx. 7'11 x 6'5)  
Comprising a modern suite having wash basin and WC set to vanity unit and an oversized double shower, with a chrome heated towel rail and an obscured window to the rear

**Bedroom Two** 3.56 x 2.96m (approx. 11'8 x 9'8)  
A spacious double bedroom having window to the rear

**Bedroom Three** 3.8 x 2.94m (approx. 12'5 x 9'7)  
Another double bedroom having window to the front and a range of fitted furniture including wardrobes and a desk/dressing table

**Bedroom Four** 2.13 x 1.8m (approx. 6'11 x 5'10)  
An ideal study, single bedroom or dressing room, having fitted storage and a window to the front

**Bathroom** 1.75 x 1.65m (approx. 5'9 x 5'4)  
Comprising a white suite having wash basin set to vanity unit, WC and a bathtub with shower over, with a chrome heated towel rail and an obscured window to the rear





### Outside

The property is set on the popular and peaceful Captains Lane, enjoying a pleasant and secluded open outlook to the front. A private drive provides parking for a number of vehicles as well as access into the **Single Garage** 4.76 x 2.5m (approx. 15'7 x 8'2) with electric entrance door, power and lighting

### Rear Garden

Extending to a generous size, the garden is laid to a paved terrace edged with railway sleepers, leading onto safely enclosed lawns. Included in the sale is a garden shed, and there is exterior lighting, a water point and power to the rear aspect. Gated side access leads to the front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

**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.