



110 Main Street, Barton under Needwood, DE13 8AB



Offered with the benefit of no upward chain is this beautifully presented character cottage, showcasing immaculate and deceptively spacious interiors, three double bedrooms and an established garden plot with open fields to the rear. Having been extended and remodelled over time, this quaint village home features a wealth of traditional features throughout alongside convenient thoughtfully extended accommodation providing all the necessities required for modern day life. The interiors comprise briefly reception hall, modern breakfast kitchen, sitting room with open fire, formal dining room, utility and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a modern shower room. The master suite is also

serviced by a private en suite bathroom and a fabulous walk in wardrobe. Outside, there is ample on street parking available and a mature garden extends to a superb size at the rear, enjoying a pleasant outlook over open fields to the rear.

The charming village of Barton under Needwood, a popular choice for both families and couples, offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and

the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of 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 can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Charming Character Cottage
- Central Village Setting
- Generous Garden with Views to Rear
- Offered with No Upward Chain
- Reception Hall/Snug
- Open Plan Breakfast Kitchen
- Two Spacious Reception Rooms
- Utility & Cloakroom
- Three Double Bedrooms
- Master Walk in Wardrobe and En Suite Bathroom
- Modern Shower Room
- Landscaped Deck & Generous Gardens
- Rural Views to Rear
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



Reception Hall 4.24 x 3.49m (approx 13'11 x 11'05) – max

A bespoke oak entrance door gives access to this attractive hallway which is ideal for use as a snug or playroom, having a window with fitted shutters to front, exposed beams, a large double cloaks cupboard and wooden flooring. there is a further fitted cupboard housing the meters and stairs rise to the first floor. Two small steps and an opening lead up to the:

Open Plan Kitchen 4.68 x 2.9m (approx 15'4 x 9'6)

Fitted with a range of cream wall and base units with complementary work surfaces over, house a one and a half sink and drainer and integral appliances including dishwasher, fridge and freezer, and space for a range cooker. The worktops extend to create a breakfast bar to one side, there is a window to the rear and a door gives access to the rear gardens. The wall mounted boiler is housed in here

Sitting Room 4.15 x 3.0m (approx 13'7 x 9'9)

A beautifully presented reception room having window with shutters to the front, a wealth of exposed beams and wood flooring, A traditional fire grate houses an open fire

Dining Room 5.13 x 2.93m (approx 16'10 x 9'7)

A generous reception room having a window to rear, double doors opening out to the patio and wooden flooring

Utility 2.21 x 1.25m (approx 7'2 x 4'1)

Having wall and base units coordinating with the **Kitchen**, space for appliances including a washing machine and tumble dryer, and an extractor fan. A door opens into:

Cloakroom

Comprising a built in wash basin, low flush WC and extractor fan





Stairs rise to the first floor **Landing**, where doors open into:

Master Suite 5.13 x 2.9m (approx 16'10 x 9'6)
A stunning principal bedroom having window to the rear with views over the gardens and fields beyond, a door to the **En Suite Bathroom** and an opening into:

Walk in Wardrobe 2.23 x 2.01m (approx 7'3 x 6'7)
A superb dressing room, having fitted hanging and storage space

En Suite Bathroom 2.98 x 2.93m (approx 9'9 x 9'7)
Comprising a traditional white suite having twin pedestal wash basins, low level WC, bathtub and separate double shower, with half tiling to walls, wooden flooring, a chrome heated towel rail, a skylight and a window to the rear aspect

Bedroom Two 4.27 x 3.06m (approx 14'0 x 10'0)
Another double room having window to the front

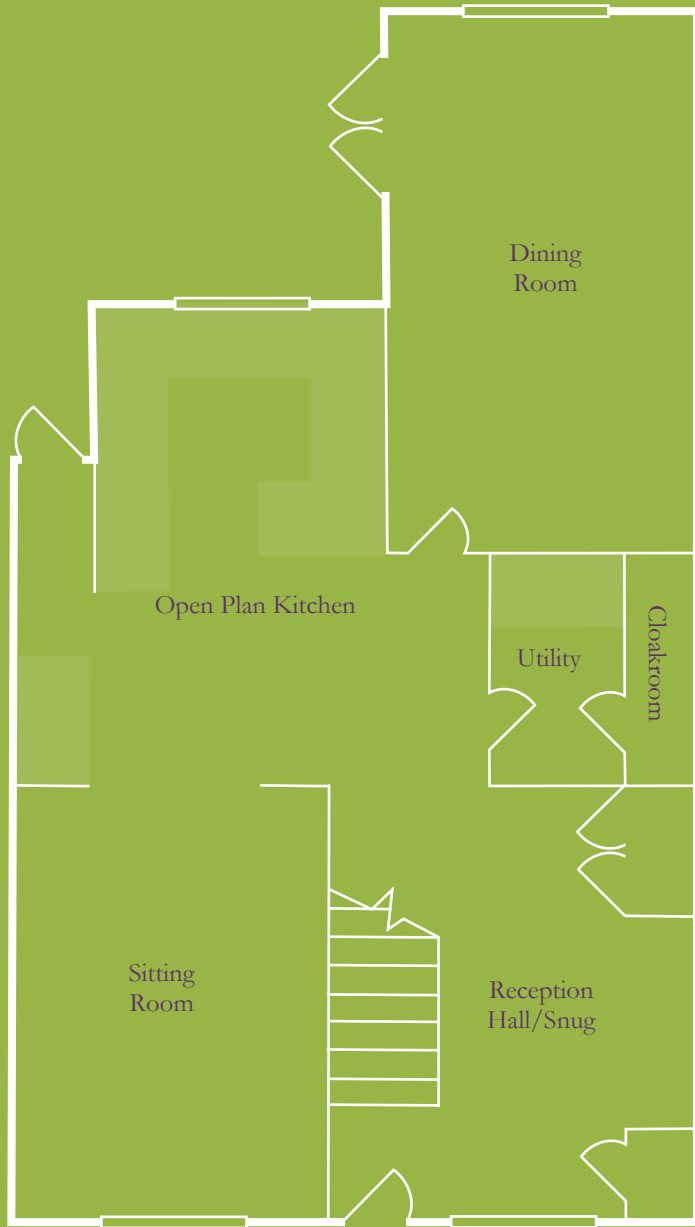
Bedroom Three 4.27, 3.38 x 3.52m (approx 14'0, 11'1 x 11'6)
A third double room having window to the front, loft access and a large walk in storage cupboard

Shower Room

Fitted with pedestal wash basin, WC and corner shower, with tiled splash backs, a heated towel rail, a skylight and tiled flooring





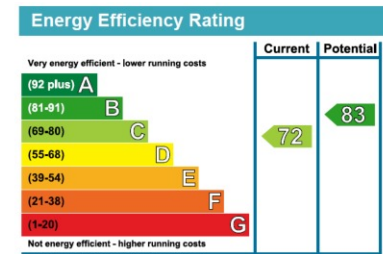




Outside & Gardens

The rear garden is a superb feature to this charming village home, offering a generous and secluded outside space which has been recently landscaped. A paved terrace to the rear of the property has steps rising to slightly elevated lawns and to a recently laid deck terrace with contemporary glazed balustrade to one side. The safely enclosed rear garden has mature borders to either side as well as a raised vegetable bed, a timber garden shed is included in the sale and the cottage benefits from an exterior water point and exterior lighting. A character wall encloses to the very top of the garden where there is another seating area with pleasant rural views to the rear

There is a gate to the side of the garden giving access over a neighbouring property for wheelie bin access to the front aspect where there is ample on road parking available



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.