



191 Efflinch Lane, Barton under Needwood, DE13 8DG

 Parker
Hall

Set on the prestigious Efflinch Lane is this attractive semi detached family home, benefitting from versatile and generously extended interiors, five double bedrooms and open views to the front, rear and side. Offering versatile living and bedroom space to suit a growing family needing space to work from home, the property has received recent upgrades to include new windows throughout and a refitted shower room. The interiors comprise briefly entrance hall, generous living and dining room, kitchen, shower room and versatile family room/bedroom to the ground floor, with four double bedrooms and a modern shower room to the first floor and a fifth bedroom suite to the second. The second floor bedroom also has plumbing in place offering ideal potential for the installation of an en suite. Outside, there is parking for multiple vehicles to the front aspect and the rear garden offers a secluded space for outdoor entertaining as well as an ample covered workshop/store.

The property is situated in heart of Barton under Needwood along the popular Efflinch Lane. This desirable village offers a superb array of amenities to suit both families and couples alike, 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.

- Semi Detached Family Home
- Generously Extended Interiors
- Triple Aspect Rural Views
- Open Plan Living & Dining Room
- Breakfast Kitchen
- Versatile Family Room
- Ground Floor Shower Room
- Five Double Bedrooms
- Refitted Shower Room
- Ample Parking & Secluded Gardens
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

The composite front door opens into an **Entrance Hall**, where doors lead into:

Open Plan Living & Dining Room 8.1 x 5.23m (approx. 26'7 x 17'2)

Extending to a generous size, this open plan space has a window to the front and stairs rising to the first floor. Beneath the stairs offers a study space and doors lead into the **Kitchen** and:

Family Room 8.18 x 2.7m (approx. 26'10 x 8'10)
A versatile reception room currently used as a bedroom, having window to the front and double doors out to the rear garden. There is another door into the entrance hall, offering potential to separate this room into a playroom and study as required

Kitchen 5.16 x 2.85m (approx. 16'11 x 9'4)
A spacious kitchen fitted with a range of wooden wall and base units housing an inset sink with side drainer and space for a single width cooker. There are further spaces for a fridge and freezer as well as plumbing for a washing machine. There are windows to the rear aspect and the kitchen has wooden flooring, a door out to the rear garden and a concertina door into:

Shower Room

Fitted with WC and shower, with tiled splash backs





Stairs rise to the first floor accommodation where doors open into:

Bedroom Two 3.4 x 3.1m (approx. 11'2 x 10'2)
Having a window to the rear

Bedroom Three 3.4 x 3.02m (approx. 11'2 x 9'11)
With a window to the front enjoy open views

Bedroom Four 3.53 x 2.72m (approx. 11'7 x 8'11)
With dual aspect windows with views over allotments to the rear

Bedroom Five 3.05 x 2.67m (approx. 10'0 x 8'9)
A fifth double room having dual aspect windows with rural views



Shower Room 2.5 x 2.0m (approx. 8'2 x 6'6)
Comprising a modern suite having wash basin set to vanity unit, WC and walk in shower, with tiled walls, an obscured window and a chrome heated towel rail

Stairs continue to the second floor where a door opens into:

Master Bedroom 6.54 x 3.05m (approx. 21'5 x 10'0) – max
With a skylight to the rear and ample under eaves storage, this flexible space also has plumbing to allow for the installation of en suite facilities





Outside

The property lies on the popular Efflinch Lane towards the rural outskirts of the village. There is an in and out driveway to the front aspect offering parking for a number of vehicles, and the property enjoys an open aspect to the side where a lane leads to private allotments cared for by village residents

Gardens

A secluded garden is set to the rear having walled raised borders and a paved terrace. There is a door leading to a covered walkway leading to the front aspect and a useful covered store offers potential as a workshop



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.