

Mill Lane

Barton Under Needwood, Burton-on-Trent, DE13 8HE

John
German





Mill Lane

Barton Under Needwood, Burton-on-Trent, DE13 8HE

Guide Price £360,000

A semi-detached brick house with a large garden and a play area. The house is made of red brick with white window frames and a white front door. It has a brown tiled roof and a chimney. The garden is green and grassy, with a wooden play set in the center. There is a small wooden shed in the background. A large tree is on the right side of the garden. The sky is blue with white clouds.

Occupying a generous corner plot is this charming semi detached village home offering a fantastic combination of character, modern country styling, flexible accommodation and excellent outdoor space. There is also great potential for extending the property, subject to the necessary planning permissions and consents.

Positioned on the popular Mill Lane in the highly regarded village of Barton Under Needwood, this charming three bedroom semi-detached home occupies a generous corner plot and offers a fantastic combination of character, modern country styling, flexible accommodation and excellent outdoor space. There is also great potential for extending the property, subject to the necessary planning permissions and consents.

The property has been thoughtfully finished in a modern country style, combining exposed brick chimney breasts and traditional detailing with herringbone flooring, panelling, moulding and a beautiful handmade real wood kitchen.

Upon entering, the welcoming entrance hall provides access to the principal ground floor accommodation, with useful understairs storage currently utilised as a compact home study, providing a practical workspace.

The generous living room features an attractive exposed brick chimney breast with fitted storage within the alcoves. There is ample space for a family sofa arrangement, whilst the large front-facing window allows plenty of natural light into the room.

To the rear is the impressive kitchen/diner, creating a fantastic social and family space. The handmade fitted kitchen comprises wall and base units, drawers, a fitted larder surrounding space for an American-style fridge/freezer, space for a Rangemaster-style cooker, extractor fan, Belfast sink and generous worktop space. The dining area provides ample space for a standard dining table and chairs, whilst a second exposed brick chimney breast adds further character and creates an attractive focal point.

To the first floor are three well-proportioned double bedrooms. Two benefit from fitted double wardrobes, providing excellent built-in storage, whilst the third offers further flexible accommodation. Completing the first floor is the family bathroom, comprising a walk-in shower, WC and hand wash basin.

Externally, the property benefits from a substantial corner plot, offering an excellent balance of lawn, patio, parking and additional useful space. A large patio area provides an ideal setting for outdoor seating and BBQs, whilst the remainder of the garden is predominantly laid to lawn. Double gates provide vehicular access into the rear garden, allowing cars to be brought into the rear yard for washing, maintenance or additional parking.

A particular feature is the detached studio, which benefits from electricity and is currently set up as a nail studio. This versatile space could easily be adapted to suit a variety of requirements, including a home office, hobby room, beauty studio, gym or creative space. There is also an external outhouse comprising two separate storage areas.

To the front is a generous driveway providing ample off-road parking, with lawned areas either side. Barton Under Needwood is a highly regarded village offering a good range of amenities, including shops, a post office, Co-op, cafés, public houses, GP surgery, pharmacy and everyday conveniences. The village also benefits from Holland Sports Club, while Barton Marina is close by, offering waterside walks, cafés, restaurants, shops and leisure facilities.

For families, the village is well served by schooling, with Thomas Russell Infants and Thomas Russell Junior School within the village, alongside John Taylor High School. The village also offers a strong community feel, with a range of clubs, activities and events throughout the year.

The location is well placed for commuters, with convenient access to the A38 providing links towards Burton upon Trent, Lichfield, Derby and Birmingham, together with connections to the wider motorway network.

Combining a generous corner plot, attractive character features, versatile accommodation, a detached powered studio and potential for future extension, this is a particularly appealing home in the heart of Barton Under Needwood.



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply:

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

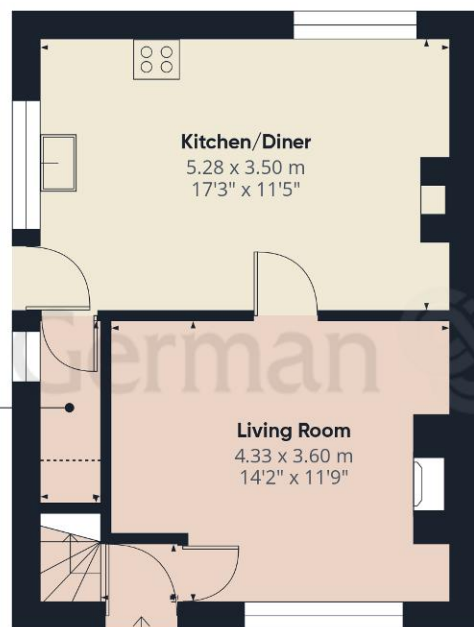
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27082026

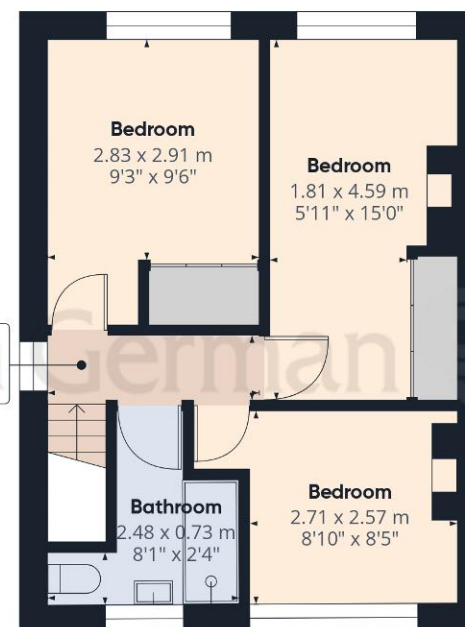
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

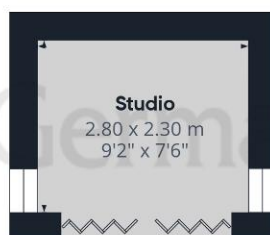




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

76.9 m²
827 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



