

Linden Road

Barton-under-Needwood, Burton-on-Trent, DE13 8LN

John German



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£265,000

An extended semi detached with a superb refitted interior ready to move into, stylishly presented throughout with highlights including a refitted breakfast kitchen, spacious lounge, lovely dining room with skylights and doors to rear garden, three bedrooms, modernised bathroom, double width drive and a single garage.

This superbly styled and extended semi detached village home is superbly positioned for the village centre and its wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

A front driveway provides ample off road parking giving access to a shared driveway down to the side leading to a detached single garage with timber opening doors.

A front entrance door opens into a welcoming reception hallway with practical wood effect flooring running through and a useful storage cupboard. On your right is a guest's cloakroom with a close coupled WC and wash hand basin. Along the hall is a door into the impressive refitted breakfast kitchen with a stunning, extensive range of units complemented by smart worktops that extend into a breakfast bar. There is an oven, hob and extractor hood plus space for further appliances and a front facing window set below the sink and drainer.

A rear extension creates a lovely spacious living room opening into a fabulous dining room, perfect for entertaining having a high ceiling with skylights and French doors out to the rear garden.

Return to the hall and climb the stairs to the first floor where there are three bedrooms, two doubles and one single, currently used as a dressing room. The refitted bathroom features a lovely modern suite comprising panel bath with shower and screen over, fitted vanity unit with WC and wash basin plus a towel rail/radiator.

The rear garden has been landscaped with decorative stone and paved path, a lawn and display beds ready to be planted.

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:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Cable
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06052025

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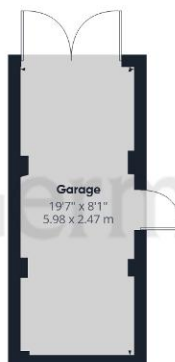




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1006 ft²

93.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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