



## Linden Road, Barton Under Needwood, Burton-On-Trent, DE13 8LN

\*\* Semi Detached Home \*\* Village Location \*\* Generous Accommodation \*\*

A semi detached home located in the heart of Barton under Needwood offering extended ground floor accommodation with no upward chain, majority uPVC double glazed and gas centrally heated. The home opens with a welcoming reception hallway with guest cloakroom offering WC and hand wash basin. The open plan kitchen diner has a selection of fitted units, freestanding cooker and washing machine, laminate floor, gas central heating boiler and window to the front aspect.

The lounge is positioned on the rear elevation with a rear internal window and door to the rear extended sun room with single glazed window and patio door to the rear garden.

The first floor has three bedrooms, the larger master bedroom across the front aspect. The shower room has a WC, hand wash basin and shower area with an electric shower above.

The home has an attractive front garden and driveway and a shared driveway between the two homes to the single garage on the rear aspect. The attractive rear garden has a paved patio, lawn and border.

# The Accommodation

Hallway

Guest Cloakroom

Kitchen Diner

5.49m max x 2.79m max (18'0 max x 9'2 max)

Lounge

4.70m x 3.48m (15'5 x 11'5)

Sun Room

3.94m x 1.70m (12'11 x 5'7)

Bedroom One

3.76m x 2.79m (12'4 x 9'2)

Bedroom Two

3.51m x 2.79m (11'6 x 9'2)

Bedroom Three

2.46m x 1.78m (8'1 x 5'10)

Shower Room

Front & Rear Garden

Detached Garage

Draft details awaiting vendor approval and subject to change

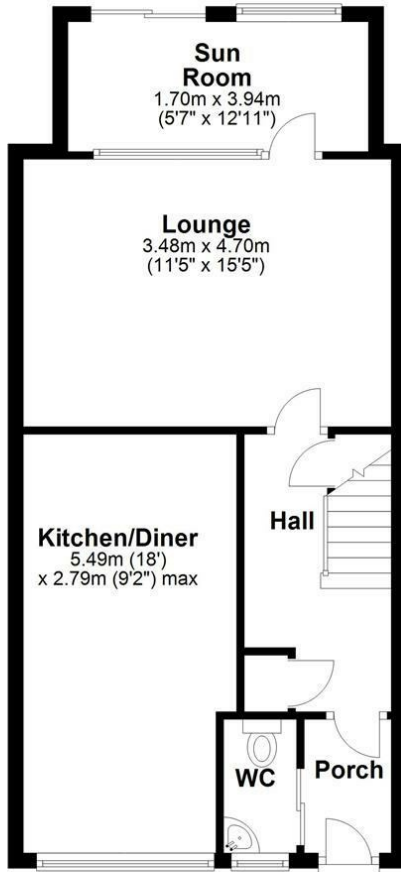
Awaiting EPC Inspection



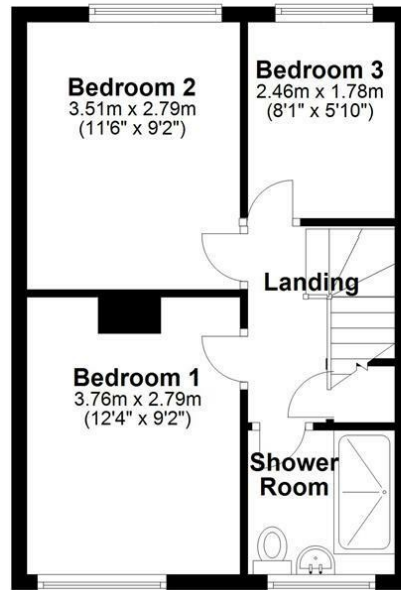




### Ground Floor



### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

## Council Tax Band B

## Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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