



Linden Road, Barton under Needwood,  
Burton-on-Trent



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£210,000



## Key Features

- No Upward Chain
- Three Bedroom Semi Detached
- Extended to both Front & Rear
- Desirable Village Location
- In Need of Some Modernisation
- Upvc Double Glazing
- EPC rating U
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended Three Bedroom Semi detached home located in the very desirable village of Barton Under Needwood. Situated upon this quiet 'Beverly Hills' development, the home comprises in brief: Entrance Hall, w,c, Inner Hall, Fitted Kitchen Diner, Lounge (with garden room off). On the first floor are two double & a single Bedroom and Shower Room. Outside, a driveway provides off road parking and the shared drive leads to a detached single Garage. To the rear is a pleasant enclosed rear garden. Viewing is highly recommended.



#### Accommodation in Detail

Upvc Double Glazed Entrance Door leading to:

#### Entrance Hall

with sliding door to

#### W.C

with low level w.c, corner wash hand basin, Upvc double glazed window to front

#### Inner Hallway

with staircase to first floor, one central heating radiator, fitted fire alarm, and built in storage cupboard

#### Kitchen Diner 5.83m x 2.79m (19'1" x 9'2")

with a good range of fitted base & eye level units with complimentary rolled edge working surfaces over and inset stainless steel sink and draining unit, fitted gas fired central heating boiler, Upvc double glazed window to front elevation

#### Lounge 3.5m x 4.7m (11'6" x 15'5")

having one central heating radiator, window & doorway to garden room

#### Garden Room 1.65m x 3.95m (5'5" x 13'0")

with double glazed window to rear, sliding patio doors



## On The First Floor

#### Landing

with access to loft space, one central heating radiator, fitted over stairs storage cupboard housing hot water cylinder

#### Master Bedroom 3.72m x 2.75m (12'2" x 9'0")

having one central heating radiator & Upvc double glazed window to the front

#### Bedroom Two 3.5m x 2.75m (11'6" x 9'0")

Upvc double glazed window to the rear

#### Bedroom Three 2.47m x 1.8m (8'1" x 5'11")

Upvc double glazed window to the rear

#### Shower Room

with suite comprising low level w.c, pedestal wash hand basin and full width low level shower, with electric shower, fitted aqua panelling & tiling to walls, Upvc double glazed window to the front

#### Outside

To the front is a tarmac driveway with adjacent planted beds. To the rear of the home is a single detached garage with up and over garage door, window & side courtesy door. The garden is enclosed with patio & lawned areas together with mature borders

#### Services

All mains services are believed to be connected to the property.

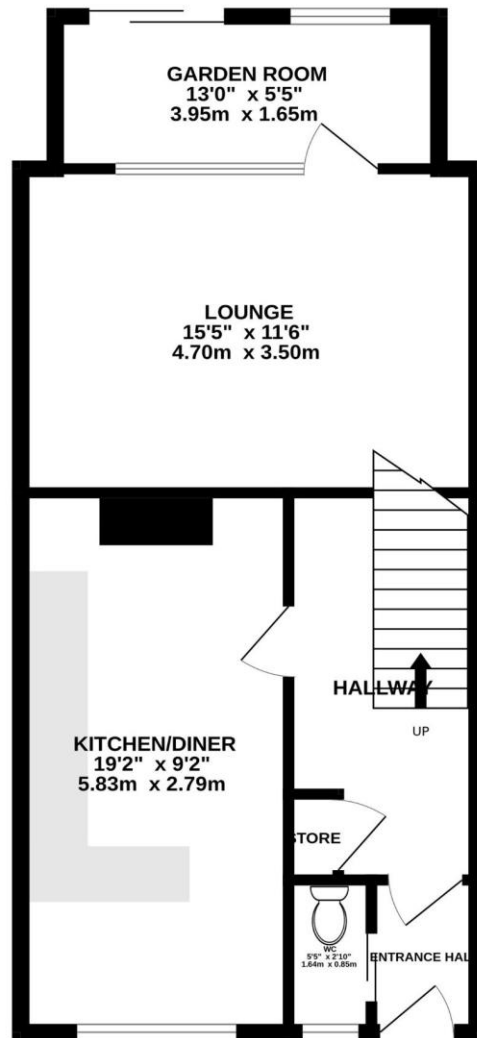
#### Measurements

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

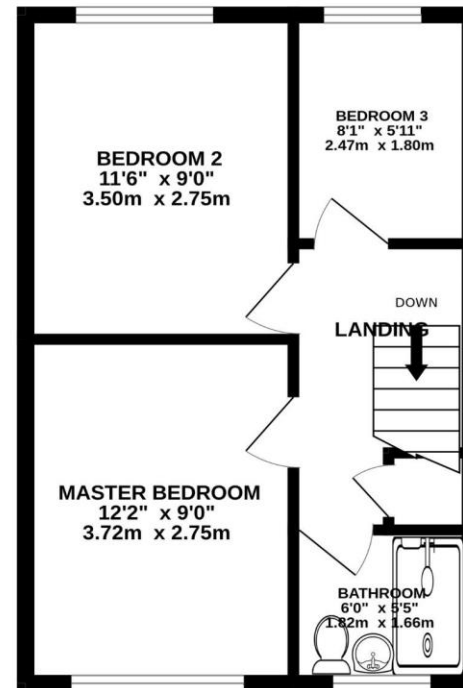
#### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

