



St James Road,  
Barton Under Needwood



3



1



1



£230,000



## Key Features

- Three Bedroomed Terraced Home
- Recently Re-Fitted Kitchen
- Highly Sought After Location
- Quiet Cul De Sac Location
- Upvc Double Glazing
- Gas Central Heating
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious three bedroomed mid terraced home in a highly sought after location of Barton under Needwood. Situated on a quiet cul de sac, opposite allotment, the property has the real quiet village location feel. In brief the accommodation comprises: - entrance hall, lounge diner, kitchen, conservatory and on the first floor a landing leads to three bedrooms, shower room and separate wc. Externally the property has a good sized fore garden which could easily be made into parking (subject to permission) and to the rear is a fully enclosed good sized rear garden which has a good sized paved patio area for seating, mature plants, borders, brick built storage shed and greenhouse.

#### Accommodation In Detail

Upvc double glazed door leading to:

#### Entrance Hall 2.44m x 2.07m (8'0" x 6'10")

having staircase rising to first floor, fitted stair lift, built-in storage cupboards (which could house the tumble dryer), built-in window seat and frosted Upvc double glazed window to side elevation.

#### Lounge Diner 3.44m x 6.16m (11'4" x 20'2")

having brick built fireplace with fitted gas fire and built-in shelving, one central heating radiator, Upvc double glazed bow window to front elevation and Upvc double glazed sliding doors leading into:

#### Conservatory 2.62m x 2.9m (8'7" x 9'6")

having electric wall mounted heater, fully double glazed and Upvc double glazed French doors leading to rear patio.

#### Kitchen 2.43m x 3.98m (8'0" x 13'1")

having range of base and wall mounted units, wood effect laminate work surface, electric oven, four ring gas hob with extractor over, integrated slimline dishwasher, washing machine and fridge/freezer, under counter lighting, plinth lighting, stainless steel sink and drainer with chrome mixer tap,

built-in larder cupboard with shelving, one central heating radiator, Upvc double glazed window to front elevation and Upvc double glazed door to rear with built-in blind.

#### On The First Floor

##### Landing

having access to loft space, built-in storage cupboard housing the gas fired combination boiler and provides extra storage.

#### Master Bedroom 3.44m x 3.7m (11'4" x 12'1")

having built-in double wardrobe, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 3.18m x 3.51m (10'5" x 11'6")

having one central heating radiator and two Upvc double glazed windows to front elevation.

#### Bedroom Three 3.51m x 2.33m (11'6" x 7'7")

having one central heating radiator and Upvc double glazed window to rear elevation.

#### Shower Room 1.51m x 1.64m (5'0" x 5'5")

having walk-in shower cubicle with glass sliding screen and fitted electric shower, vanity wash basin with chrome mixer tap, aqua panels to shower area, tiling to further walls, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

#### Separate WC 0.74m x 1.3m (2'5" x 4'4")

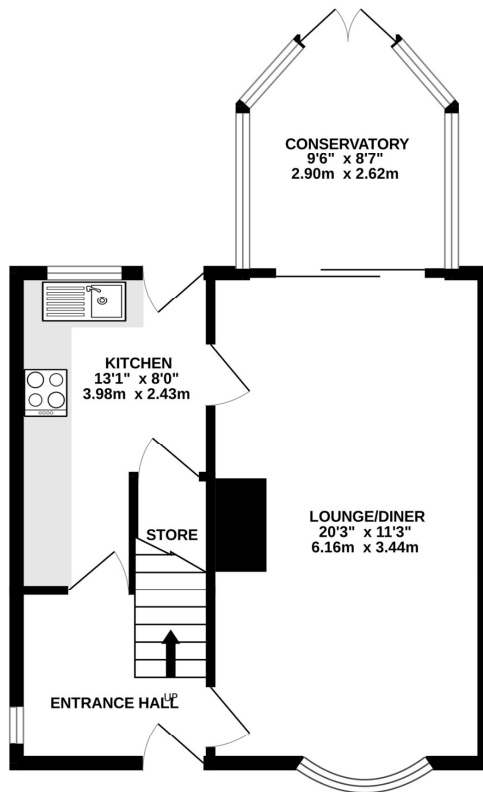
having low level wc, one central heating radiator and frosted Upvc double glazed window to rear elevation.

#### Outside

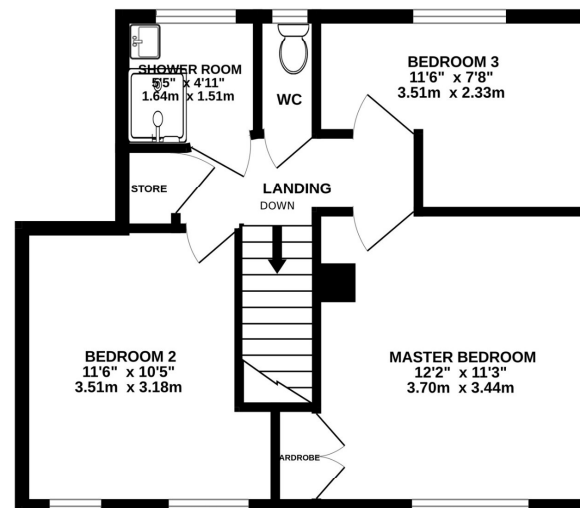
To the rear of the property is a fully enclosed garden with a good sized paved patio area, raised planter beds with mature plants, borders, coal shed and a greenhouse. To the front is a good sized garden which is mainly laid to lawn.



GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



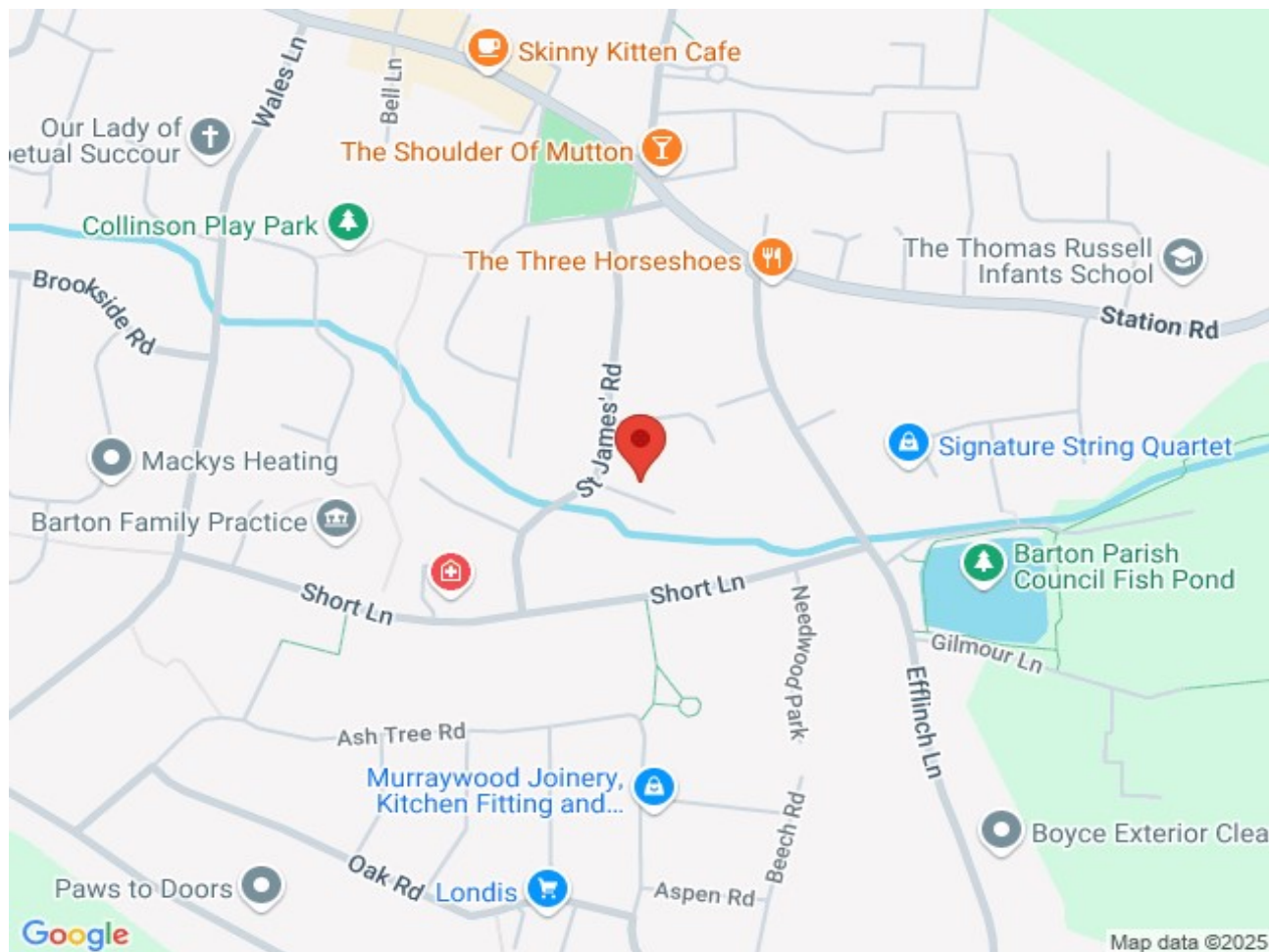
1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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.  
Made with Metropix ©2025





## Services

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

## Measurement

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.

## Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

