



St. Lukes Road
Barton Under Needwood Burton-On-Trent

burchell
edwards

St. Lukes Road Barton Under Needwood Burton-On-Trent DE13 8JA

for sale
£250,000



Property Description

Located in the ever-popular village of Barton under Needwood, this outstanding family home presents a fantastic opportunity for buyers seeking space, convenience, and a vibrant community lifestyle. Offered to the market with no upward chain, this is an ideal purchase for those looking to move quickly and secure a home in one of the Burton area's most sought-after locations.

Perfectly suited to growing families, the property enjoys easy access to a range of highly regarded schools, excellent local amenities, and a welcoming village atmosphere that continues to attract buyers year after year. From independent shops and cafés to countryside walks and community events, Barton under Needwood offers the perfect balance of village charm and modern convenience.

Internally, the home is well-presented throughout and ready to move straight into, allowing prospective purchasers to settle in with minimal fuss. The spacious and practical accommodation provides a wonderful foundation for family life, while also offering scope for buyers to make the property their own over time.

Properties in this location are always in high demand, and with the added advantage of no upward chain, early interest is expected. Whether you're upsizing, relocating, or searching for your forever family home, this is an opportunity not to be missed.

Arrange your viewing with Burchell Edwards today and discover why this superb home could be your next move. Viewings are highly recommended!

Entrance Hall

Tiled flooring, central heating radiator, pendant light, window to side elevation.

Lounge/Diner

Wooden flooring, window to front elevation, pendant light x2, patio doors leading to rear garden, central heating cupboard, integrated storage cupboard.

Kitchen

Tiled flooring, window to rear elevation, door to rear, boiler, spotlights, resin sink & drainer, plumbing for washer, integrated fridge/freezer, integrated oven & hobs, cupboards over counters.

Landing

Carpet flooring, window to front elevation, loft access, pendant light.

Bedroom One

Carpet flooring, window to rear elevation, central heating radiator, pendant light.

Bedroom Two

Carpet flooring, window to rear elevation, central heating radiator, pendant light.

Bedroom Three

Carpet flooring, window to front elevation, central heating radiator, pendant light.

Bathroom

Tiled flooring, window to side elevation, spotlights, central heating radiator, low level flush W/C, hand wash basin, shower over bath.

Front Garden

Brick paved driveway for multiple vehicles (10+)

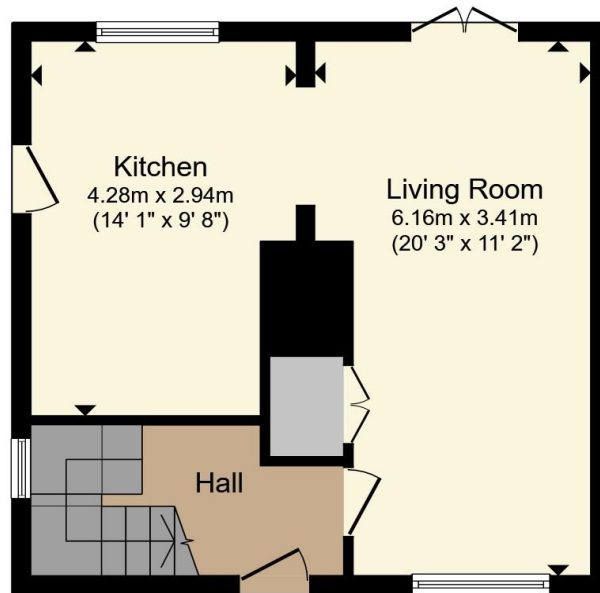
Rear Garden

Enclosed rear garden, patio slabbed seating area, lawn area, concrete area to side of property, gat to the front/driveway.

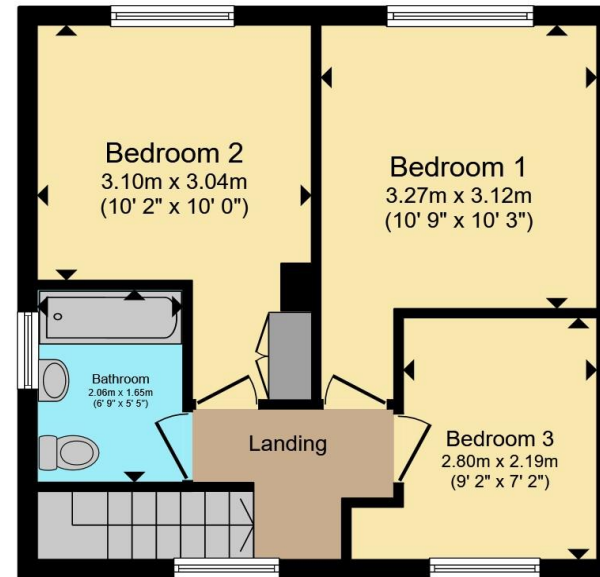








Ground Floor



First Floor

Total floor area 77.9 m² (838 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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