

# Burton Road

Midway, Swadlincote, DE11 0DP

John German





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Guide Price £275,000

Offered to the market with no upward chain, this beautifully presented three-bedroom barn conversion is a truly characterful home that effortlessly blends period charm with stylish, neutral contemporary interiors.



Situated on Burton Road in Midway, the property enjoys a convenient location close to a range of local amenities including shops, schools, and transport links, while also benefiting from a position within a quiet and private cul-de-sac with a wonderful community feel, making it ideal for a variety of buyers. Set within an attractive conversion, this charming home offers spacious and well-balanced accommodation arranged over two floors, with a wonderful sense of warmth and individuality throughout.

The ground floor welcomes you via an inviting entrance hallway, leading through to a generously proportioned living room, ideal for both relaxing evenings and entertaining guests. This delightful space benefits from a front aspect window as well as an additional set of French doors opening directly onto the rear garden, allowing plenty of natural light to flood the room. At the heart of the home is the superb kitchen diner, thoughtfully designed to maximise both practicality and style. The kitchen features ample wall and base units arranged in a U-shape to make excellent use of the space, complemented by drawers and generous worktop areas. Integrated appliances include a gas hob with extractor fan above, oven, double sink, dishwasher, fridge, freezer, and washer dryer. To the opposite side of the room, there is ample space for a dining table and chairs, creating an ideal family dining and entertaining area, with French doors opening out into the garden. A convenient ground floor WC with wash hand basin adds further practicality.

To the first floor, the property offers three well-proportioned bedrooms, all beautifully presented in light, neutral décor, creating a calm and versatile living environment ready for a new owner to personalise. The principal bedroom is a particularly attractive space, benefiting from a front aspect window enjoying field views, a walk-in wardrobe, and a private en-suite shower room comprising shower cubicle, WC, and wash hand basin. The remaining bedrooms are served by a modern family bathroom.

Externally, the home continues to impress. To the front, there is the added benefit of a garage and driveway parking positioned directly in front, providing convenient off-road parking and useful storage. To the rear, the garden has been thoughtfully designed for ease of maintenance, featuring an initial decked seating area, perfect for outdoor dining and entertaining, with steps leading up to a low-maintenance tiered garden. Whilst easy to care for, the space still offers excellent potential for additional planting, pots, and personal landscaping touches, as demonstrated by the current owners. A further notable benefit is that, despite being a terraced property, the neighbouring home has its own separate rear access, meaning there is no need for access to cross through your garden, offering added privacy and peace of mind. Please note there is a service charge of £340 per annum, payable towards the maintenance of the shared driveway and garage area. In addition, the garage is held on a leasehold basis.

**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:** Standard

**Parking:** Drive & garage

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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:** South Derbyshire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

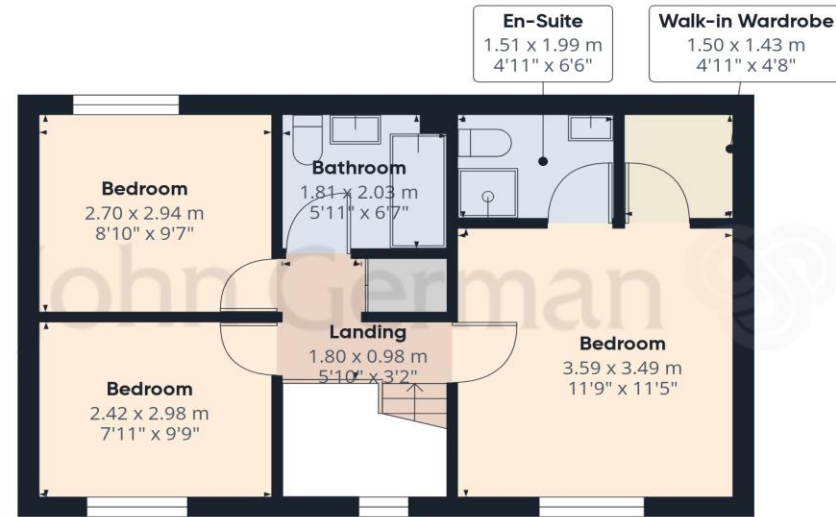
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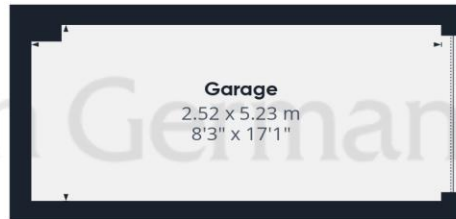




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

96.7 m<sup>2</sup>

1041 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>

19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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