



33 Linden Road, Barton under Needwood, DE13 8LN





Set in the popular village of Barton under Needwood is this semi detached home offered with the benefit of no upward chain, presenting open plan interiors, three bedrooms and outside space including parking for two and a private rear garden. Being an ideal young family home, downsize or first time buy, the property enjoys a peaceful setting within a short walk of the village centre, local amenities and Ofsted rated 'Outstanding' schools.

To the side aspect a door opens into the entryway which leads open plan style into two generous reception rooms, with the kitchen also having a useful walk in pantry. To the first floor there are three bedrooms serviced by a family bathroom and master en suite shower room, and the property offers potential throughout to remodel/upgrade as desired. To the front there is parking for two vehicles, gated access opens into the landscaped rear garden, and the property is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable setting

in Barton under Needwood, being within a short walk of the excellent schools and amenities this thriving village has to offer. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School.

For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and Birmingham and East Midlands airports both lie within a commutable distance.

- Semi Detached Home in Popular Village
- Offered with No Upward Chain
- 'Outstanding' School Catchment
- Two Open Plan Reception Rooms
- Kitchen with Pantry
- Three Bedrooms
- En Suite & Family Bathroom
- Parking for Two
- Landscaped Rear Garden
- Walking Distance to Village Amenities

The front door opens to the side aspect into the Entryway, where stairs rise to the first floor accommodation and wooden flooring extends into the two reception rooms

**Sitting Room** 4.84 x 3.3m (approx. 15'10 x 10'9)  
A spacious living room having a window to the rear, double doors opening out to the garden and a gas fireplace set to marble finish hearth

**Dining Room** 4.88 x 2.36m (approx. 16'0 x 7'9)  
Having a window to the front and a door opening into:

**Kitchen** 4.93 x 2.28m (approx. 16'2 x 7'5)  
Fitted with wall and base units housing an inset sink with side drainer, a range cooker which is included in the sale and spaces for a fridge freezer, washing machine and a further below counter appliance. There is a window to the front, the kitchen has tiled flooring and splash backs and an opening into a recessed **Pantry** beneath the stairs







Stairs rise to the **First Floor Landing** where there is access to the boarded loft via a drop down ladder, and doors open into:

**Master Bedroom** 3.97 x 3.3m (approx. 13'0 x 10'10)  
A spacious double room having fitted storage, twin windows to the rear and an opening into:

**En Suite**  
With fitted wash basin, WC and shower, with half tiled walls

**Bedroom Two** 2.97 x 2.65m (approx. 9'9 x 8'8)  
Another double room having window to the front

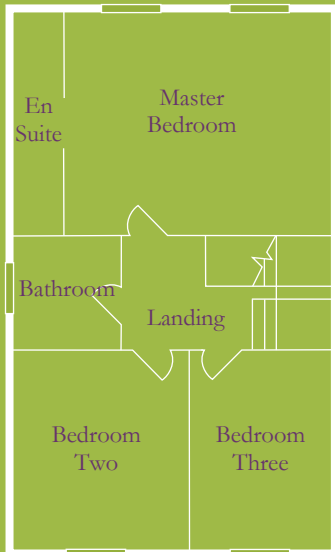
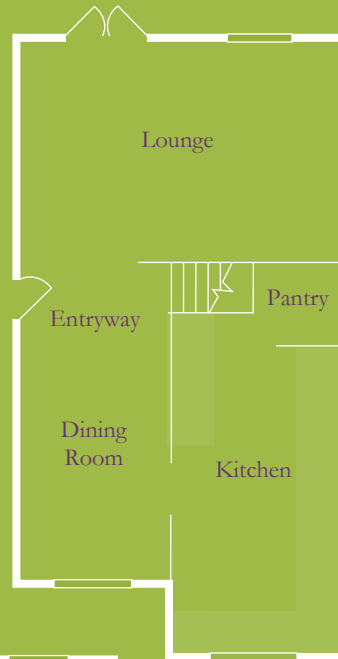
**Bedroom Three** 2.97 x 2.08m (approx. 9'9 x 6'10)  
With a window to the front

**Bathroom** 1.78 x 1.66m (approx. 5'10 x 5'5)  
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, with half tiled walls and an obscured window to the side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		







## Outside

The property is set on a popular road just a few steps from local shops and a children's playground. There is parking for two vehicles to the front aspect and a shared walkway leads to the side of the property where there is access in to the front door

## Rear Garden

The garden is laid to a paved terrace, artificial lawns and borders neatly stocked with flowers and shrubs. The shed which has power is included in the sale, there is an exterior water point and gated access leads to a walkway back out to the front of the property



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.