





A fantastic opportunity to obtain a three bedroom semi detached home, positioned in the popular village of Barton Under Needwood, this attractive family home is within walking distance of scenic countryside, with convenient access to local shops, transport links, and well-regarded schools. It offers a comfortable layout ideal for family living.



Accommodation

The accommodation includes:

An inviting porch leading into a spacious hallway, a cosy lounge with a feature fireplace, a light-filled conservatory overlooking the garden, and a kitchen with ample room for appliances. The first floor comprises three well-proportioned bedrooms and a family bathroom, complete with contemporary fixtures.

Outside, the property benefits from a private driveway providing generous parking and side access. The landscaped rear garden is thoughtfully designed for both relaxation and entertaining, featuring a patio, well-kept lawn, and established shrubs that enhance privacy.





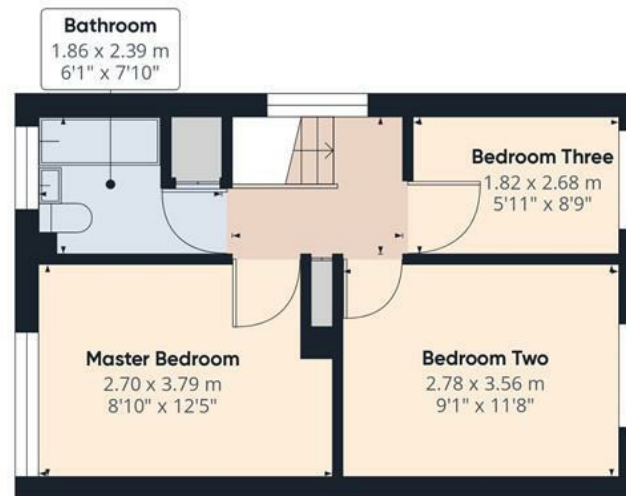








Floor 0



Floor 1

Approximate total area⁽¹⁾

91.78 m²

987.9 ft²

Reduced headroom

1.29 m²

13.85 ft²

(1) Excluding balconies and terraces

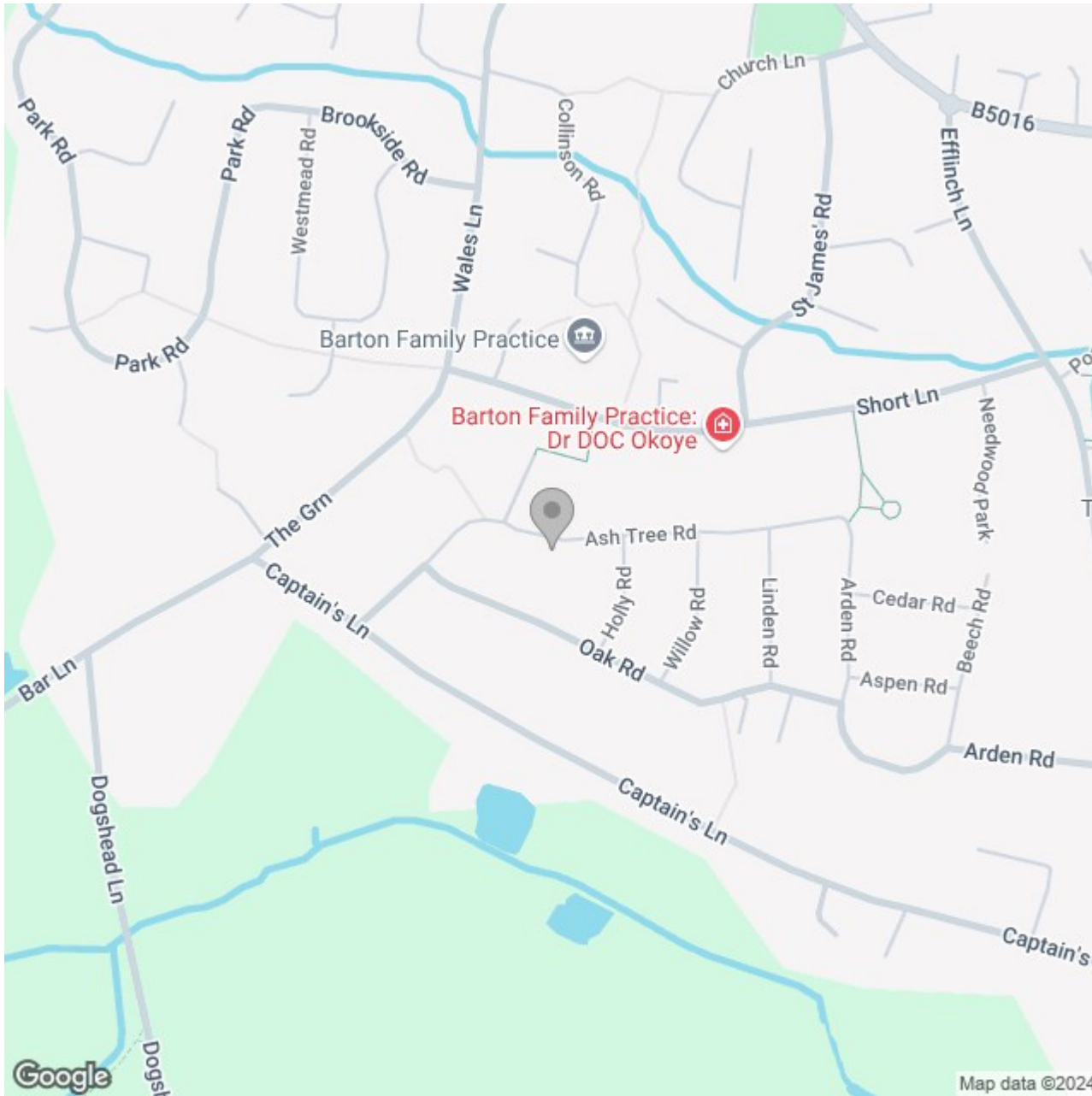
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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