

# Church Street

Swadlincote, Derbyshire, DE12 7BB



Set in this ever popular village is this deceptively sized and stylishly appointed modern home which has just undergone complete redecorating and re-carpeting to the first floor. It has the benefit of no upwards chain, alongside modern fitted bathroom, kitchen and conservatory. This property is an ideal first time buy or buy to let home. Viewing is essential.

£209,950

John German

Appleby Magma A typically English country village where you can embrace all the qualities of village life. The village benefits from a most strategic position lying within 1 mile of junction 11 of the M42, which makes commuting to both Tamworth and Birmingham less than 1 hour and links in perfectly to the M1 with the cities of Leicester, Nottingham and Derby within easy reach. The market towns of Ashby-de-la-Zouch, Market Bosworth, Measham and Burton on Trent are all within close proximity. The village enjoys an excellent local Primary School, Church and the Black Horse Pub; famed for its excellent beers and food.

Set beneath a sheltering canopy porch, a cheery red composite entrance door opens into the reception hall where stairs lead off and directly ahead you step into a fabulous sized reception room. This open-plan lounge / dining room has laminate flooring running throughout from the hallway, picture windows overlooking the uPVC double-glazed conservatory with central double French doors. The conservatory itself has practical quarry tiled flooring, double radiator for all year round use and further French double doors leading out onto the private gardens. Within the lounge is an under stairs cupboard, providing valuable storage space.

The kitchen has been fitted with modern base and wall mounted soft cream shaker style cabinets running along three walls with usual appliance spaces. Set within the complimentary countertops is an electric ceramic hob with extractor rover and oven set

beneath, stainless-steel sink with mixer tap and uPVC double glazed window overlooking the front street aspect.

Climbing the stairs to the first floor and you will find there are three bedrooms, comprising two doubles and one good sized single, alongside a refitted, contemporary bathroom with a tall ladder-style towel rail radiator, bath with glaze screen and electric shower above, pedestal wash hand basin, WC and feature complimentary tiling to two walls with inset mosaic border tiling.

Outside, the property has a fore-garden with a brick garden store, a driveway to the side which runs around to the shared access area where there are designated parking / garage spaces, subject to requirement.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk),  
<https://www.nwleics.gov.uk/pages/planning>

**Our Ref:** JGA/14042021

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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