

Cedar Grove

Moira, Swadlincote, DE12 6HJ



A very well presented family home with contemporary open plan living space including a lounge, dining and modern fitted kitchen with appliances, a contemporary bathroom and a great sized rear garden with the benefit of a cabin.

£185,000



John German

The entrance door opens into the reception hall with a staircase leading off and directly opposite a door opens into the attractive modern fitted kitchen with built-in integral hob with extractor above and oven set beneath and complementary roll top work surfaces incorporate an inset sink with a window above enjoying the lovely garden view. Adjacent to the kitchen is the through lounge/dining room, seamlessly combining three living spaces into a contemporary layout. From the dining area, patio doors lead you out onto the timber deck and garden beyond.

Return to the hall and climb the stairs to the first floor where you will find three good sized bedrooms and a modern white family bathroom with complementary tiling.

The property sits back from the road behind a driveway providing plentiful parking. Gated side access leads you to the rear garden that has a timber decked patio, perfect for entertaining and a neat lawn with a pathway culminating at a modern timber garden room ideal for a whole host of uses for the family or for those working from home.

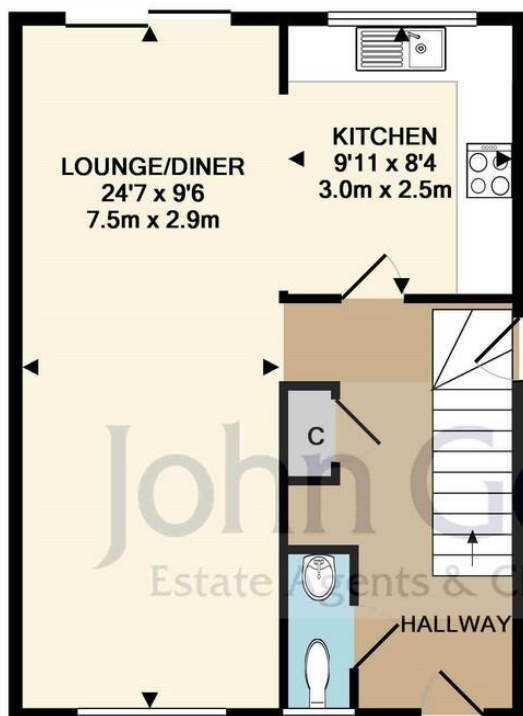
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

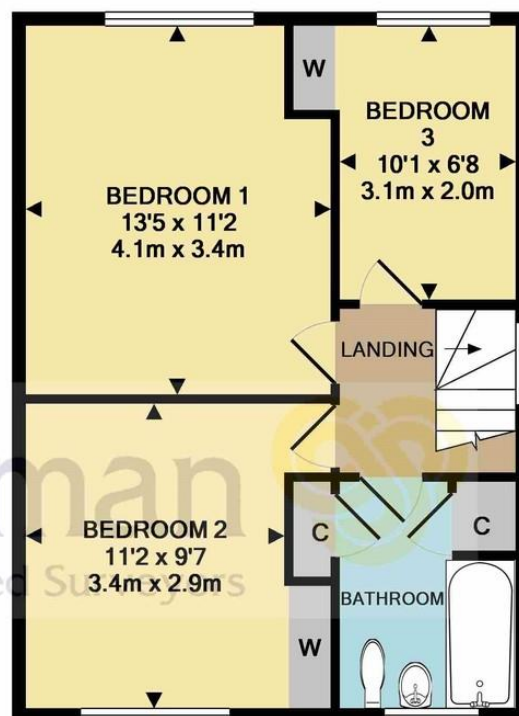
Useful Websites: www.environment-agency.co.uk
www.nwleics.gov.uk

Our Ref: JGA/18052021

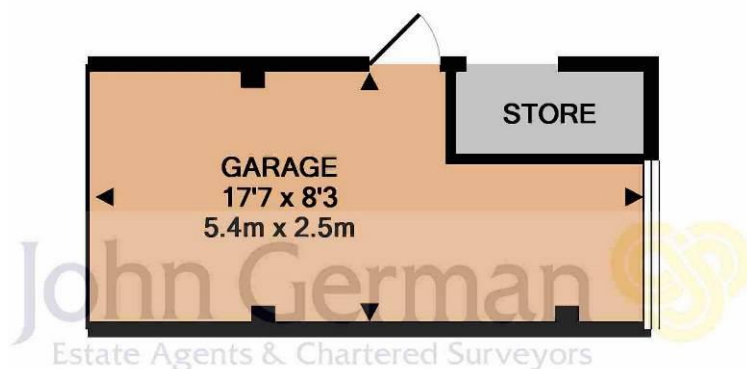
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B



GROUND FLOOR



1ST FLOOR



John German
Estate Agents & Chartered Surveyors





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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.

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.

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