

Church Lane

Chilcote, Swadlincote, DE12 8DL

John 
German





EAT



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Chilcote, Swadlincote, DE12 8DL

£599,950

A wonderful extended country cottage brimming with charm and character complemented by stylish modern fittings, set on an established 0.29 acre plot.

The current owners have sympathetically extended this detached country home brimming with charm and character, occupying a delightful secluded position off Church Lane in the pretty village of Chilcote. Enjoying an idyllic rural setting yet ideal for commuters with excellent transport links via the A38, A42 and M1. For secondary schooling it lies under the catchments for Ashby Ivanhoe and Ashby School.

Step inside the front door where a hall offers space for coats and shoes and has a guest's WC off. A further door opens into the main reception hall that is large enough to use as a study, dining hall or sitting area. It has a tiled floor and stairs leading to the first floor.

Your eyes are drawn straight ahead to the superb garden room that has oak flooring and enjoys a triple aspect overlooking the lovely rear garden.

Next is the lounge that has a cosy cottage feel with a focal point log burner, wooden flooring and dual aspect windows to the front and rear. Off the lounge is a separate study/office which is also dual aspect and offers the versatility to use as another reception room or occasional bedroom if required.

At the heart of the home is a well-appointed breakfast kitchen with a range of base, drawer and wall units, stylish contrasting work surfaces incorporating a ceramic Belfast style sink and space for a range style cooker. There is plenty of room for a dining table and dual aspect windows to the front and rear.

Completing the ground floor accommodation is a useful utility room with additional appliance space, further fitted units and a door to the rear garden.

On the first floor the impressive master bedroom has a high vaulted ceiling incorporating four skylights and revealed timbers, fitted wardrobes, and a French window overlooking the garden and beyond. There are two further double bedrooms with revealed timbers and both having fitted storage. The bathroom has been tastefully refitted and upgraded with a character flair including a panelled bath, separate shower cubicle, vanity unit with inset wash basin and a close coupled WC.

The property sits on a wonderful 0.29-acre plot having extensive lawns, an ornamental wildlife pond and well-established borders sure to burst with colour as we move into Spring. There is a useful out house comprising two sheds and a gardeners WC.

To the front is a small front garden and a very broad driveway providing plenty of parking, a good-sized detached double garage and a hardstanding area ideal for caravan storage plus a carport.

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

Services: LPG central heating. Drainage is via a septic tank. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/25022022

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







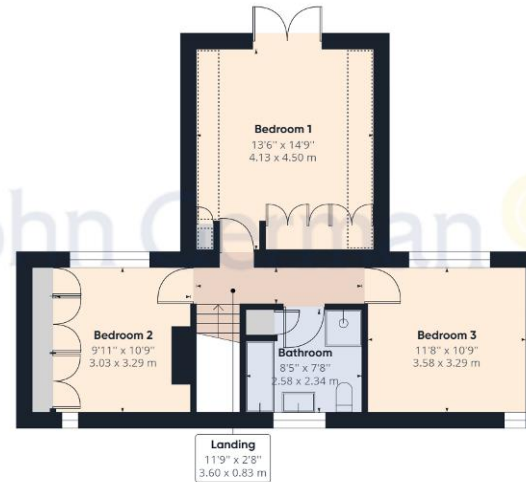








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1570.81 ft²

145.93 m²

Reduced headroom

60.52 ft²

5.62 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



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.

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		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		



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