

Repton Road

Hartshorne, Swadlincote, DE11 7AF



A superb dormer style detached home offering spacious and versatile accommodation, in a popular village location standing on a fantastic garden plot enjoying countryside views.

£299,000



John German

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

Step inside the reception hall with a useful under stairs storage cupboard and doors leading off. There are two good sized square reception rooms both generous in proportions, the lounge overlooks the front while the dining room overlooks the rear garden.

The well-appointed kitchen is equipped with a range of base and eye level units and has a window and door into a conservatory that in turn has access to the garden.

There is a ground floor bedroom and shower room fitted with a three-piece suite.

On the first floor are two generous double bedrooms with windows to each side.

The extensive rear gardens are a real feature of the property having a wide paved patio ideal for outdoor dining and entertaining. Beyond this is a shaped lawn and a raised deck, a great place to sit and enjoy the countryside beyond. To the front is a paved garden with driveway to the side that in turn leads to a detached single garage. The property has the benefit of a workshop and a timber shed.

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

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

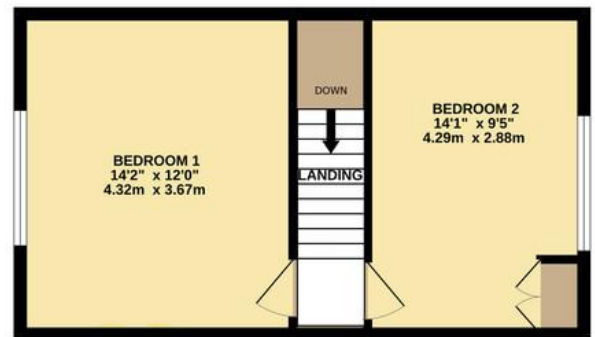
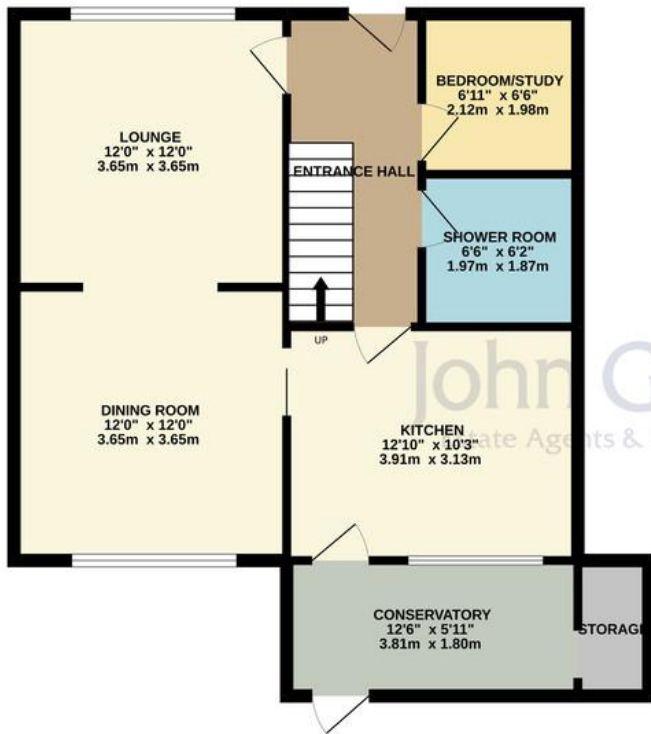
Useful Websites: www.southderbyshire.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22062022

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E	39 e	
21-38	F		
1-20	G		

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent