

# Luton Road

Church Gresley, Swadlincote, DE11 9TF

John   
German





# Luton Road

Church Gresley, Swadlincote, DE11 9TF

Offers Over £425,000

An outstanding family home, immaculately presented with accommodation over three floors. Highlights include a refitted living dining kitchen, 2 reception rooms, 5 bedrooms, 3 bath/shower rooms, large drive, garage and attractive landscaped gardens.



This beautiful family home impresses throughout with plenty of space and storage, perfect for a larger family with a accommodation spanning three floors plus a large driveway and detached double garage. Handily placed for the Sainsbury's Local, chip shop, doctors and pharmacy on the development plus Swadlincote's amenities and schools for all ages.

A front entrance door opens into a central hallway with staircase off to the first floor and doors to the ground floor accommodation.

The generously sized lounge is dual aspect and has a focal point fire surround, front facing window plus French doors out to the rear garden.

Also off the hall double doors open to a good sized dining room that could also be used as an additional sitting/family room or home office.

Without doubt the highlight of the ground floor is the impressive open plan living and dining kitchen with skylights and French doors out to the rear providing an abundance of natural light. It has been refitted and upgraded by the current owners having grey gloss finish units, work surfaces over and integrated appliances comprise eye level double oven, hob, extractor fan, fridge, freezer and dishwasher.

Off the kitchen is a useful utility room with door to the driveway. Completing the ground floor is the two piece guest's doakroom.

On the first floor the superb mastersuite comprised a large bedroom area complemented by a good sized dressing area with fitted wardrobes and a modern fitted en suite shower room with smart tiling.

There are two further first floor bedrooms both with double built in wardrobes that share a smart and spacious family bathroom fitted with a three piece suite and complementary tiling.

On the second floor are two large double bedrooms served by a smart modern shower room.

To the rear are attractively landscaped gardens having a large paved terrace ideal for outdoor dining and entertaining. Beyond is a shaped lawn and corner deck with pergola over. A side gate opens to the gated driveway giving access to the double garage having twin up and over doors.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

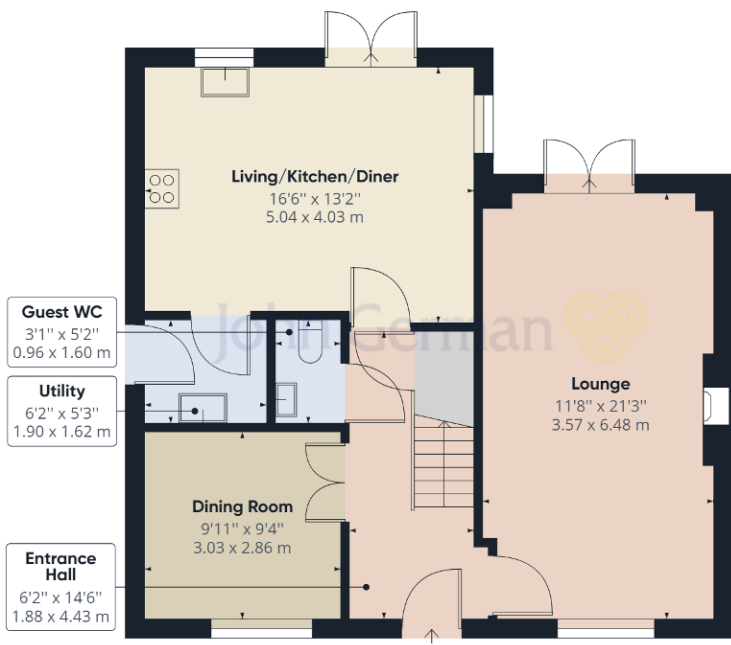
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/10032023

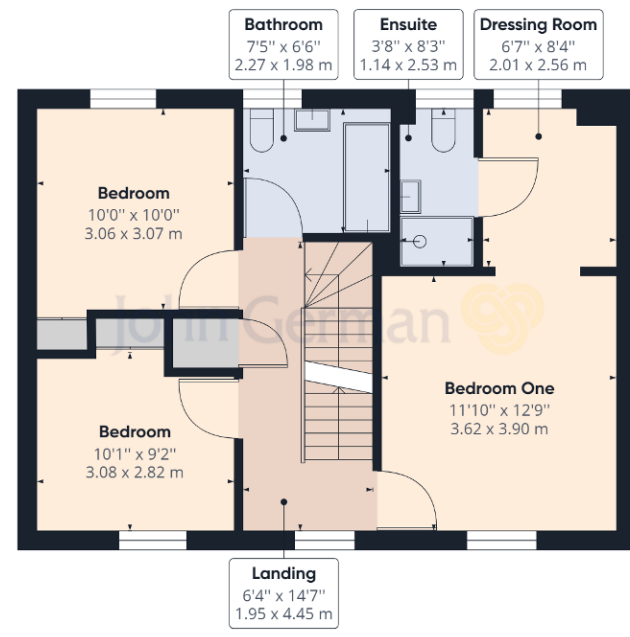
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E



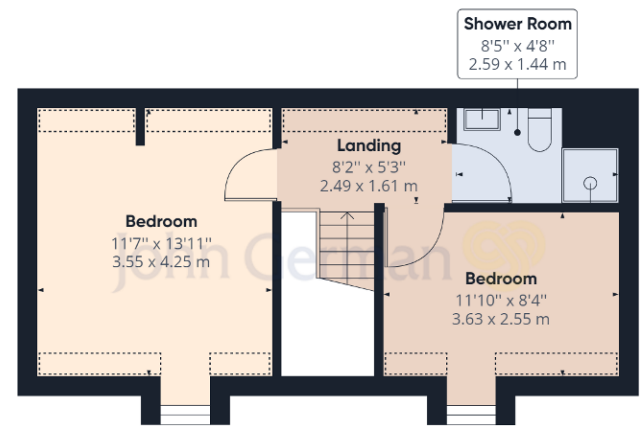




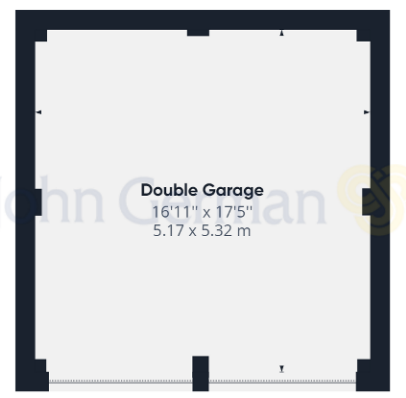
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1954.16 ft<sup>2</sup>  
181.55 m<sup>2</sup>

**Reduced headroom**  
43.76 ft<sup>2</sup>  
4.07 m<sup>2</sup>

(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		85   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



