

# Burton Road

Midway, Swadlincote, DE11 0DW

John   
German





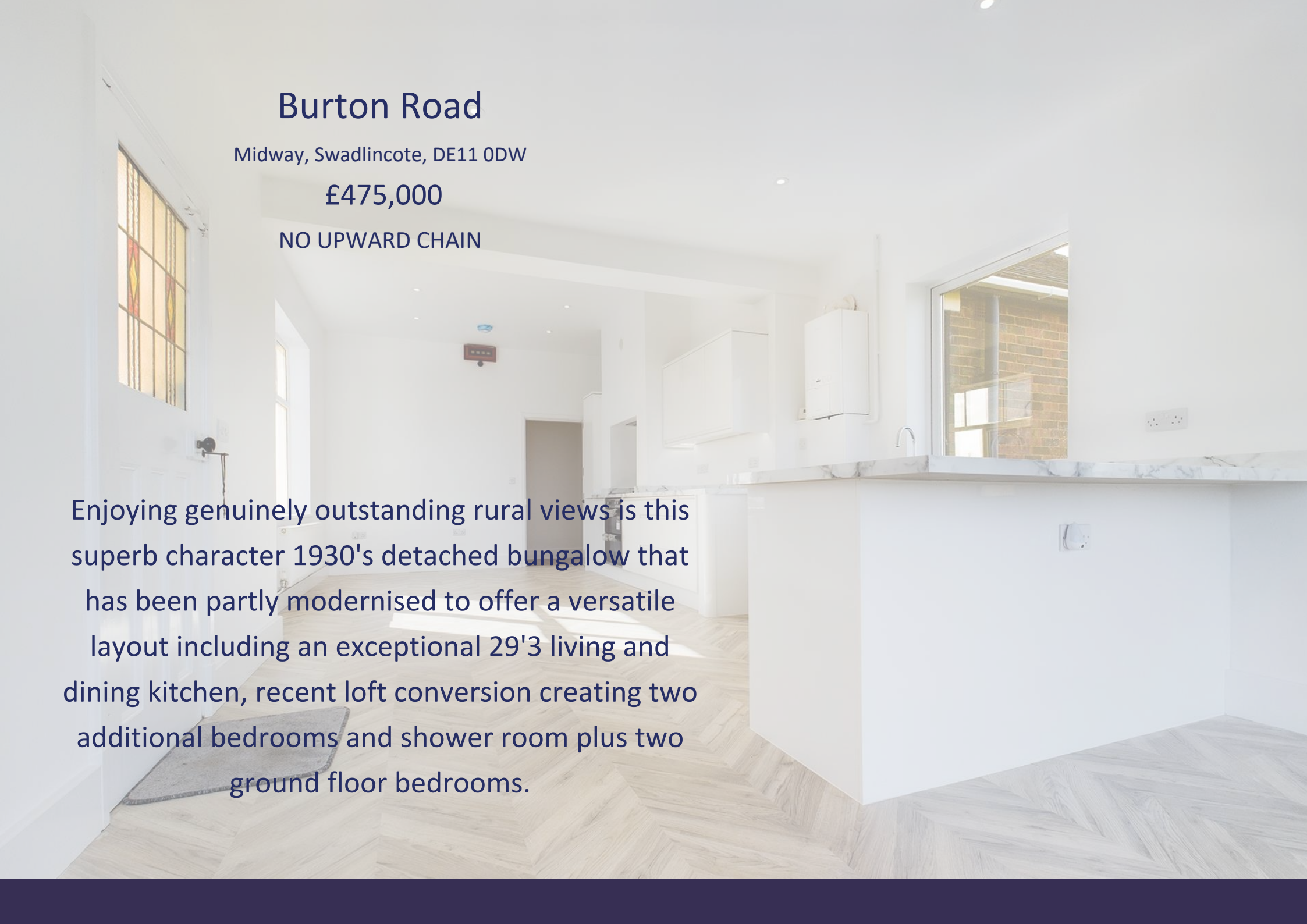
# Burton Road

Midway, Swadlincote, DE11 0DW

£475,000

NO UPWARD CHAIN

Enjoying genuinely outstanding rural views is this superb character 1930's detached bungalow that has been partly modernised to offer a versatile layout including an exceptional 29'3 living and dining kitchen, recent loft conversion creating two additional bedrooms and shower room plus two ground floor bedrooms.



Standing on a fabulous plot with outstanding rolling countryside rear views is this lovely home set on a generous plot in a non estate location. The property still has its original 1930's charm in part including some original doors, stain glass windows, high ceilings, deep curved bay windows and servants bell system, still in working order. It has been partly modernised to include an exceptional living and dining kitchen and the addition of a loft conversion creating two further bedrooms and shower room alongside two ground floor bedrooms. The whole house has also had a complete re wire.

Set behind a generous driveway providing ample off road parking and lawned foregarden with an established screening hedge. The front entrance door opens into a porch with Minton tiled floor and stain glass door with stain glass windows either side opening into a good sized reception hall with a high ceiling, original parquet flooring and doors leading off.

The light and spacious lounge has original parquet flooring, a deep curved bay window to the front and a brick fire surround houses an open fire.

A further wide hallway gives access to the remaining ground floor accommodation. Without doubt the highlight is the spectacular 29' open plan kitchen/dining/living room decorated in white and fitted with a newly installed range of white gloss base and eye level units alongside an integrated oven, hob and extractor together with plumbing for a dishwasher and washing machine plus smart worksurfaces that extend into a splash back and breakfast bar. There are windows to two aspects and three panelled bi-fold doors frame stunning views over the garden and countryside beyond. A half stained glass door opens to a double glazed lean-to with front and rear entrance doors.

Off the hall are two good sized double bedrooms, the front facing room has a brick fire surround with open fire and deep curved bay window while the second bedroom overlooks the rear garden and beyond. Both of these rooms offer the flexibility to be used as further reception rooms if required.

Next is a bathroom ready for modernisation, currently with a panelled bath with shower over, pedestal wash hand basin and WC. It also has a high ceiling, spotlights and a fitted storage cupboard.

Completing the ground floor is a pantry/cloaks cupboard with side facing window.

Climb the stairs to the first floor where lie two additional bedrooms, the front facing room has three skylights allowing plenty of natural light while bedroom two to the rear has a dormer window enjoying those fabulous views. Both rooms share a newly fitted shower room with a shower cubicle, wash basin set in a vanity unit and close coupled WC.

To the rear lies a generous sized garden that is predominantly laid to lawn and offers a blank canvas ready for a buyer to landscape in their own style. As previously mentioned the gardens adjoin open fields providing stunning panoramic views.

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

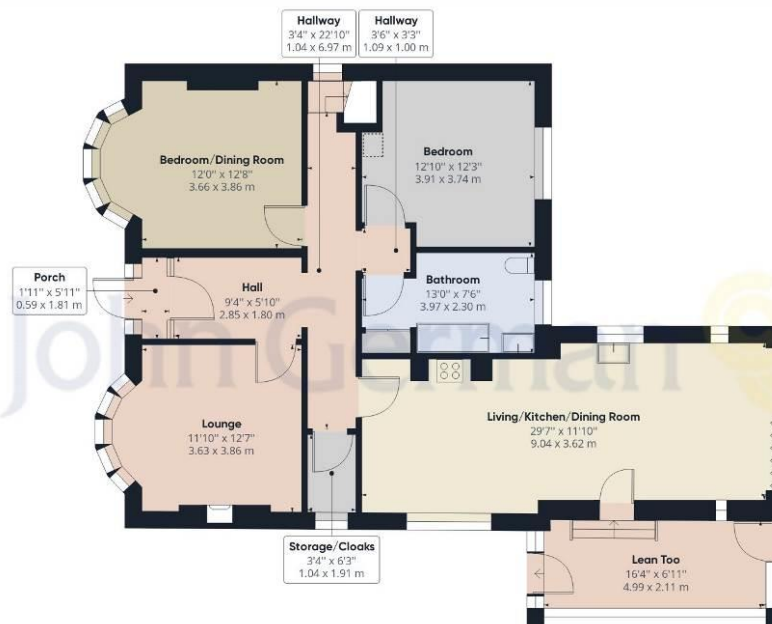
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**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/16032023 **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D







Ground Floor

**Approximate total area<sup>(1)</sup>**

1678.57 ft<sup>2</sup>

155.94 m<sup>2</sup>

**Reduced headroom**

204.11 ft<sup>2</sup>

18.96 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360



### 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		74   C
55-68	D		
39-54	E	51   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



