

Occupation Road

Albert Village, Swadlincote, DE11 8HD

John German





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£290,000

Set back behind a 100 foot plus driveway, this three storey period home is both gorgeous and spacious (1168 sq ft). Completely renovated in 2020 with an amazing feature open plan kitchen/diner, it also has the benefit backing directly onto National Forest with access to Albert Village lake and its trails.



This beautiful period home has the benefit of backing onto National Forest land with the Albert Village lake beyond. The lake itself is a large body of water that offers a relaxing atmosphere and is home to a variety of wildlife and is the perfect place to walk, run and for dogs to explore. Conkers circuit walk and trail passes by, providing plenty of lovely walking options.

This Victorian semi detached home is set back far from the road behind a shared long gravelled driveway approach, over 100 foot. In 2020 it went through a programme of extensive modernisation and renovation, extension and improvement creating a stylish blend of period and contemporary throughout. The current owners have in their time further improved the property and we cannot recommend a viewing strongly enough.

Steps lead up to a recess storm porch with original tiled floor and half glazed door opens into the first of two reception rooms. There is attractive laminate flooring running completely through the ground floor living space. The first reception is a front sitting room which has views down across the long frontage.

A connecting door leads to an inner hallway where stairs lead to the first floor with understairs storage cupboard below and next is the second reception room, an ideal family room or sitting room. It has a feature fireplace as its focal point, flanked on two sides by bespoke fitted cabinets with shelving. It has the benefit of being open plan to the adjacent luxury family dining kitchen.

The kitchen/diner has a feature glass lantern roof and is well equipped with a contemporary range of dark slate grey cabinets with centre island and complementary countertops set above. This wonderful kitchen has soft close doors and drawers and comes with a ceramic hob, stainless steel hood, integral oven, fridge freezer, washing machine and dishwasher. There is ample space for a dining table and double French doors open directly outside to the rear garden.

Return to the central hall and climb the stairs to the first floor and here you will find the two excellent sized double bedrooms with a lovely sized refitted family bathroom. It has a superb contemporary suite comprising shaped shower bath with mixer shower tap and screen, vanity unit with wash hand basin plus WC.

Last but definitely not least is the second floor attic bedroom providing an excellent principal suite with feature panelled headboard wall, bespoke fitted wardrobes along one wall with hanging space and drawers set with hin. This room has the benefit of its own private en suite shower room with oversized shower cubicle, double shower head, vanity unit with inset wash hand basin plus WC. From the bedroom, the window has a lovely views down across the gardens with the National Forest beyond.

Outside, long lawned gardens lie to the rear and have the benefit of steps leading up to a rear gate which allows direct access into the National Forest trails.

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

Services: Oil fired central heating. No gas. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

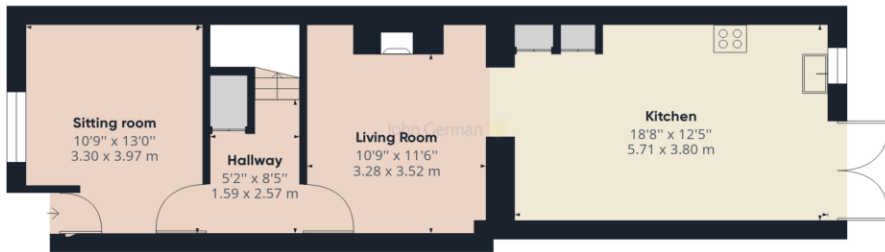
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09062023

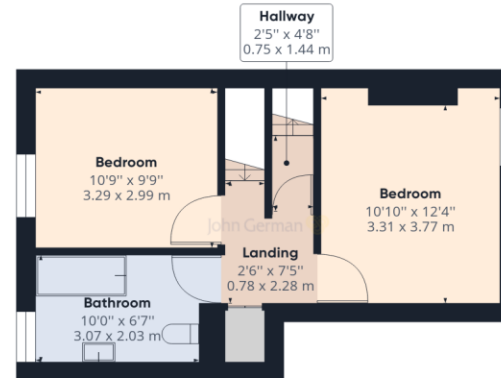
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A



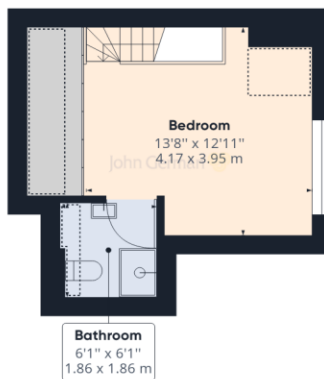




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1168.48 ft²

108.56 m²

Reduced headroom

40.65 ft²

3.78 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.

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Agents' Notes

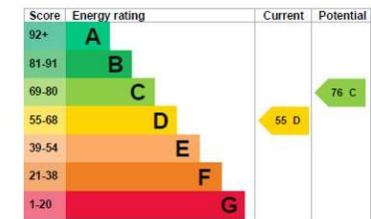
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Referral Fees

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.

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