

# Sycamore Drive

Moira, Swadlincote, DE12 6HL



Lovely semi detached, well presented bungalow with gorgeous gardens, set in a cul de sac location with plentiful parking plus single garage.

It has the benefit of a refitted kitchen and refitted shower room, plus there is a large open plan lounge/dining room with French doors out onto the garden and two bedrooms (one with wardrobes). Viewing is a must.

Guide Price £200,000-£210,000

John German

The village of Moira is surrounded by the scenic National Forest and is ideally situated within easy walking distance to Donisthorpe Country Park, Conkers, Hicks Lodge and Moira Furnace Museum. The newly opened Co-op provides all that you need in the way of shopping and for the busy commuter the M42 is close by giving access to both Tamworth and Birmingham. For families the local primary school is popular before they migrate into Ashby at age 11.

The property sits in a cul de sac location behind a lovely shaped lawn fore garden surrounded by maturely planted borders with a variety of flowers, shrubs and feature climbing rose to the front elevation. A long driveway provides off road parking and access to a single garage beyond.

The entrance door opens to reveal a welcoming reception hallway with accommodation leading off. To your left you will find two excellent bedrooms. Bedroom two is a good sized single room with a front aspect and bedroom one has the benefit of fitted wardrobes running along one wall with sliding doors, containing shelving and hanging rail within.

The bathroom has been beautifully appointed and refitted with full height tiled walls and floor and has a contemporary white suite comprising pedestal wash hand basin, WC and a large walk in glazed shower with electric shower above and ladder style towel radiator.

There is a large open plan lounge/dining room having plenty of room for a dining table and sofa and chairs. It has laminate flooring underfoot and the benefit of uPVC double glazed double French doors with flanking feature windows overlooking and leading out onto the patio and wonderful garden beyond.

A half glazed door from the lounge leads you through into the kitchen. This room also has been updated with an extensive range of base and wall mounted high gloss cabinets with complementary roll top work surfaces incorporating a ceramic hob with extractor hood above and oven set beneath, with space for a fridge freezer and washing machine. A half glazed uPVC door leads outside and a wide window overlooks the garden beyond.

Outside, stepping through the French double doors from the living room brings you out into the garden and here you will find there is a paved patio area with pathway leading to the long lawn which is flanked on both sides with beautiful mature planted beds featuring a wide variety of roses, herbaceous plants and shrubs. To the rear of the garage you will find a gravelled patio area which provides a nice secluded seating space.

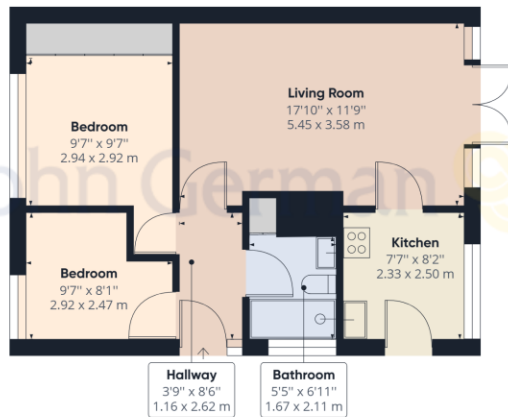
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/29062023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B



Ground Floor Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**  
680.58 ft<sup>2</sup>  
63.23 m<sup>2</sup>

(1) Excluding balconies and terraces

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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