

Church Lane

Chilcote, Swadlincote, DE12 8DL

John 
German





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£300,000

With its beautiful far reaching countryside views to both aspects and a lovely rural setting, this house really does stand out from the crowd. With potential for improvement, off road parking with garage and long landscaped gardens to the rear with patio and vegetable garden.

Viewing essential.



The property sits on a quiet lane behind lawned fore gardens with gated access leading to a driveway and garage beyond. The entrance door opens to reveal the reception hall where stairs lead off and there is a useful guest bedroom with WC and wash hand basin.

Chilcote is a charming village lying amidst Leicestershire's stunning countryside where the boundaries of Leicestershire, Warwickshire, Staffordshire and Derbyshire meet. The location offers excellent access to a number of regional centres including Birmingham, Leicester, Nottingham and Derby, and is about 3.5 miles from Junction 11 of the M42. Both Birmingham Airport and East Midlands Airport are within easy driving distance. Chilcote is ideally placed between Ashby de la Zouch and Tamworth which both provide an excellent range of amenities, to include rail connections.

The kitchen lies to the front of the property and has ample space for a family dining table. Base and wall mounted cabinets wrap around the room providing plentiful storage and complimentary roll top surfaces lie above with inset stainless steel sink with mixer tap and wide picture window above which has views across to the lane. There is a useful pantry cupboard, space for washing machine and space for electric cooker and tiled flooring underfoot.

The rear lounge has a feature fireplace as its focal point, there is coving to the ceiling and leading off the lounge is a pleasant uPVC double glazed conservatory enjoying lovely views across the garden, tiled floor and French double doors open out onto the rear patio and beyond.

There is also a side entrance hall which has door and window to the side, tiled flooring, base and wall mounted storage cupboards and space for fridge freezer. This is a practical entrance, perfect for muddy boots.

On the first floor of the property, you will find there are three bedrooms, all with views over the surrounding countryside and the family bathroom is equipped with standalone shower, WC and wash hand basin.

Outside to the rear of the property there is a patio area immediately from the conservatory. The gardens themselves are laid principally to lawn with a pathway leading past some useful timber outbuildings providing fantastic storage, to a second patio area which in turn leads onto the vegetable garden area with its raised vegetable beds. The gardens are not overlooked to the rear and back onto open countryside.

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

Services: Electric heating system. 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
www.nwleics.gov.uk

Our Ref: JGA/27062023

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







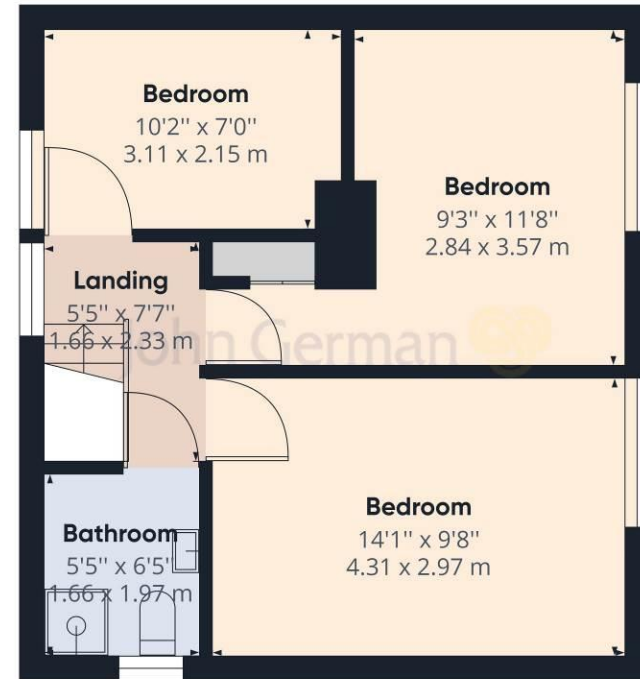
Ground Floor

(1) Excluding balconies and terraces

Redacted information
(where it should apply)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1

(1) Excluding balconies and terraces

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GIRAFFE 360



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



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