

# Furnace Lane

Castle Gresley, Swadlincote, DE11 9QF

John  
German







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Offers over £250,000

A fantastic family home featuring a well designed layout with stylish accommodation and high ceilings throughout, in a convenient location for commuters and the town centre.





Situated on a popular St Modwens development, handy for road links and Swadlincote's town centre is this impressive semi detached modern home ready to move into.

Step inside the front entrance hall with tiled floor and stairs to the first floor. A door opens into a front facing lounge with navy blue feature wall and a useful under stairs storage cupboard. A door opens into the impressive and spacious open plan dining kitchen fitted with a range of high gloss wall, drawer and base units complemented by contrasting worktops over. There is an integrated oven, hob, extractor fan and dishwasher plus space for a fridge freezer. Tiled flooring runs underfoot, there is plenty of space for dining furniture and French doors open to the rear garden. Off the kitchen is a useful utility room with fitted units, appliance space, doors to the rear garden and the two-piece guest's cloakroom.

On the first floor there are three bedrooms, the master is a spacious room with feature panelled wall and fitted mirrored wardrobes. It also has the benefit of a three piece en suite shower room with modern grey tiling.

Bedrooms two and three enjoy views to the rear and share the bathroom with contemporary part tiled walls and a three piece suite.

To the rear is a paved patio with lawn beyond enclosed by fencing. A side gate leads to the front that has a low maintenance foregarden and a driveway to the side provides parking.

**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)

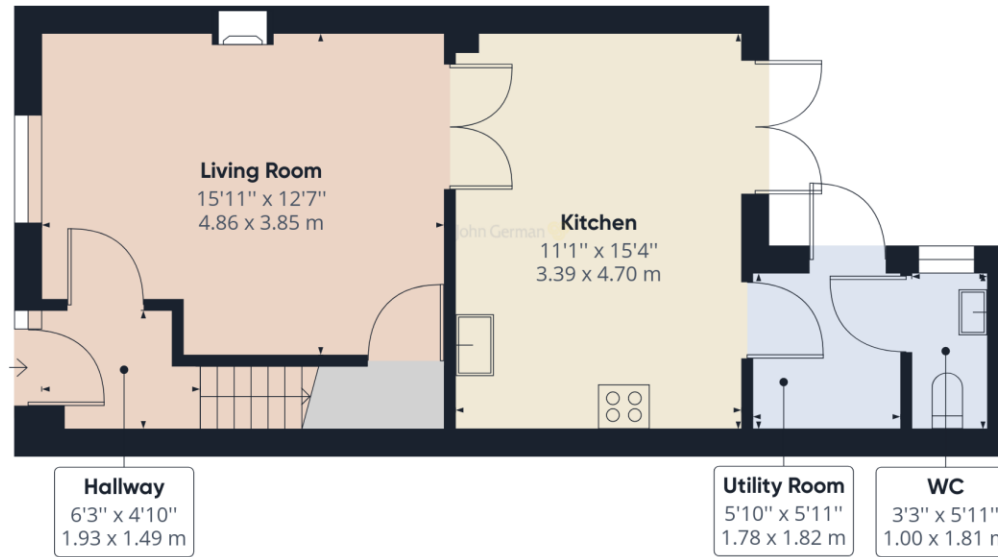
**Our Ref:** JGA/05072023

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

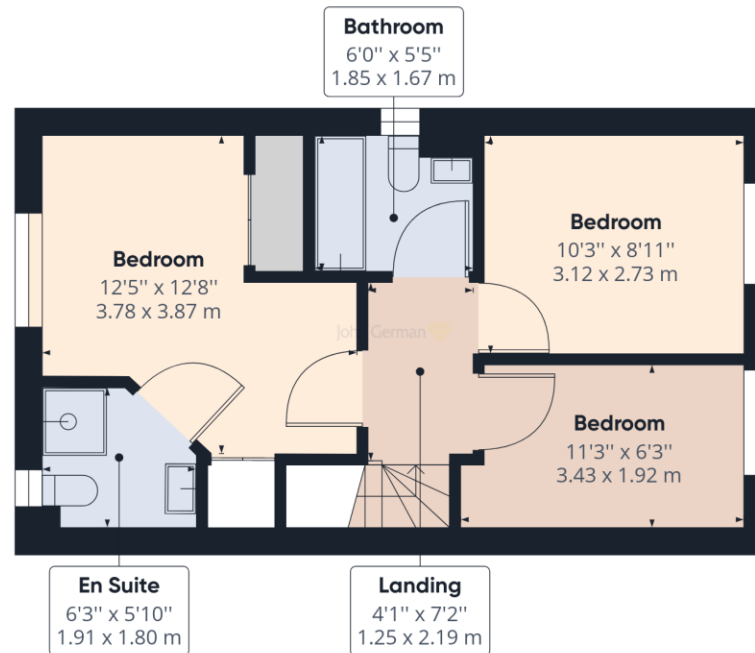








Ground Floor



Floor 1

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

870.21 ft<sup>2</sup>

80.85 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.

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### 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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