

# Grangewood Road

Netherseal, Swadlincote, DE12 8AT

John German










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£500,000



Sitting upon a super plot of around 0.4 acres surrounded by countryside in the heart of The National Forest is this substantial single storey family home extending to circa 1970 sq.ft. It offers great potential for improvement and further enlargement (subject to PP). No upward chain.



Rarely does an opportunity like this come along to purchase a home in such a location! Already a lovely size, it is still full of huge potential for enlarging and potentially converting the roof space to create a two storey home, subject of course to planning permission and building regulations. The property is surrounded by fields, woods and is in the heart of The National Forest with walking trails right from your front door. The nearby village of Netherseal benefits from a village hall, sports club, an extensive public footpath network and an Ofsted Good rated school. The centre of the village is now a conservation area and has many listed buildings such as the 17th century Alms Houses and St. Peter's Church which was built in the 19th century. It is situated four miles south of Swadlincote off the A444.

The property sits well back from the road behind a deep and wide lawned frontage which offers excellent potential for a sweeping in and out driveway. The driveway currently culminates at a double garage with parking to the fore. Set beneath a canopy porch a half glazed entrance door opens into the main reception hall around which the principal accommodation is found.

There is a large through lounge which has a front facing window, French double doors leading out to the rear garden and sitting at the focal point of the room is a brick built fireplace with inset open fire and a raised quarry tiled hearth. Lying adjacent is the open plan family kitchen and dining room, this dual aspect room has base and wall mounted cabinets running along two sides, electric hob, electric oven plus spaces for a dishwasher and under counter fridge. There is ample space for a family dining table.

Leading off the kitchen is an inner lobby which has a useful ground floor shower room and guest's cloakroom, and this in turn leads to the well proportioned boot room with a front entrance door, practical tiled flooring underfoot ideal for muddy boots and dogs.

A utility area has base and wall mounted cabinets with roll top work surfaces and inset stainless steel sink alongside space beneath for a washing machine etc. There is an electric storage heater and a half glazed door leading to a garden room/family room which again has a tiled floor, window to the rear and the benefit of patio doors leading you directly into the rear garden beyond.

From the boot room an internal door accesses the excellent sized double garage which has twin up and over entrance doors, light and power point, a window to the rear and door leading to outside.

Grenvue offers the buyer three double bedrooms, all with fitted wardrobes and having views over either the garden or woodland to the fore. There is a fourth room that would make an ideal nursery, with fitted wardrobe and currently utilised as an office.

Lastly is the family bathroom which has three quarter height tiling to the walls, corner panelled bath, WC and pedestal wash hand basin.

Outside - As previously mentioned, the property has wide and deep lawned front gardens that extend to one side creating a further lawned area. Side access leads to the rear gardens that are laid mainly to lawn and enjoy great privacy and benefit from a southerly sunny aspect.

**what3words:** haystack.bridges.jogging

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

**Services:** Private drainage via a septic tank. No mains gas. Mains water 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](http://www.gov.uk/government/organisations/environment-agency)

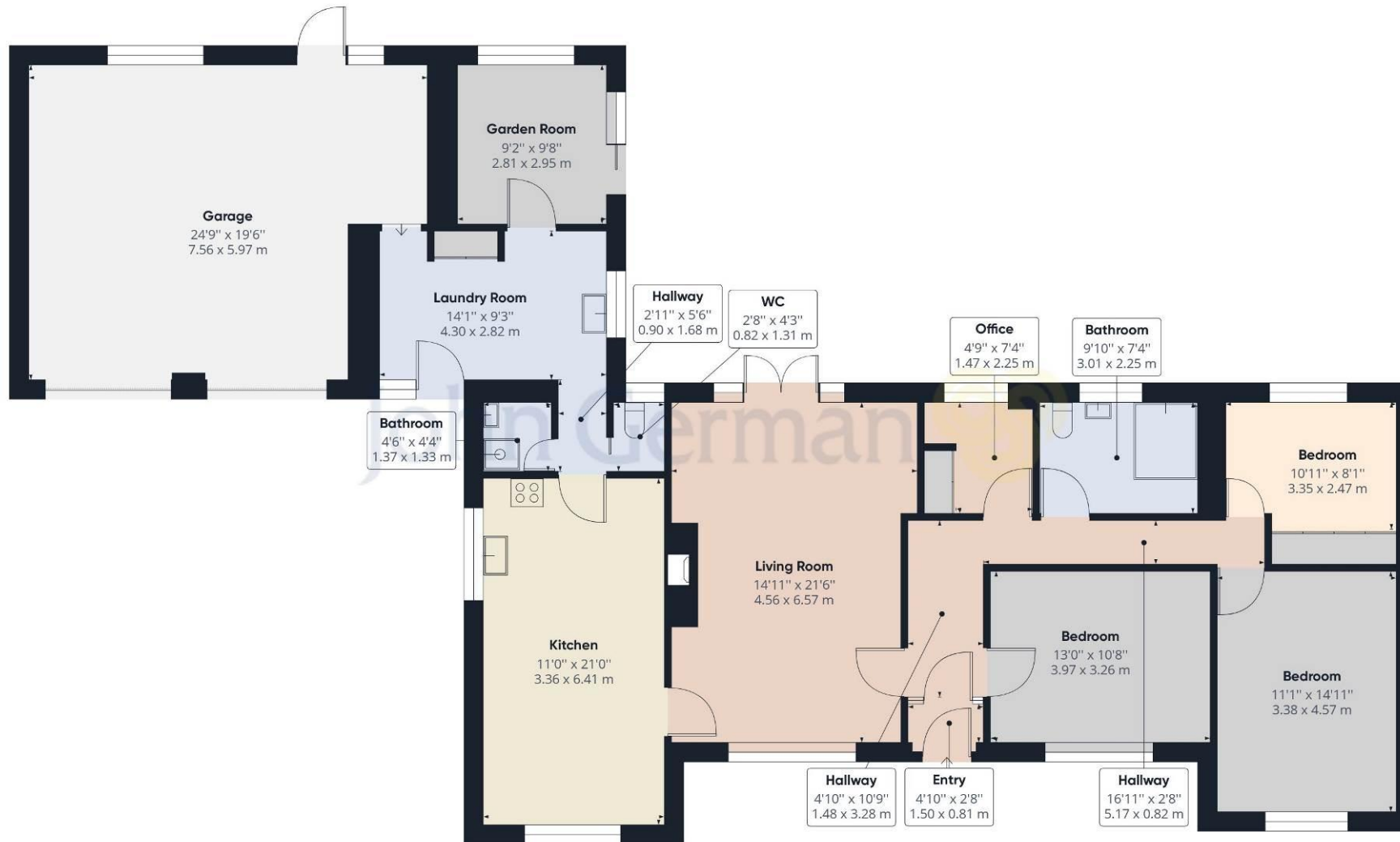
**Our Ref:** JGA/28092023

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









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

1917.89 ft<sup>2</sup>  
178.18 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.



Outlook to the front



### 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             |         | 93 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         | 9 G       |



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