

Elms Road

Coton-in-the-Elms, Swadlincote, DE12 8HD



An excellent village home that is deceptive in size offering excellent parking and a long list of living space including lounge, dining room, conservatory and kitchen plus a utility and guest's WC alongside 3 bedrooms and a modern family bathroom. It also has the benefit of an integral garage.

£245,000



John German 

Situated within scenic South Derbyshire countryside, Coton in the Elms is a delightful rural village made up of charming cottages and character homes having a small village brook running through its village centre. It boasts two well regarded public houses - The Black Horse, a traditional village drinkers pub and The Bubble Inn gastro pub, perfect for a bite to eat. There is a village primary school and beautiful historic St. Mary's Church.

The property sits well back from the road behind a block paved driveway providing extensive off road parking which in turn leads to an integral garage, attached to a neighbouring property. An entrance porch has a uPVC double glazed entrance door with windows to the side and an inner door leading you into a spacious lounge which has a front facing uPVC double glazed bow window and a feature fireplace at its focal point. Laminate flooring runs throughout the lounge and through into the adjacent dining room which has double glazed French double doors opening into the conservatory that is of uPVC double glazed construction with a tiled floor, French doors to the patio area and views across the garden.

The modern kitchen has base and wall mounted cabinets wrapping around three sides of the room providing plentiful storage, contrasting countertops incorporate a gas hob with extractor above and oven beneath. There is space for a dishwasher and fridge plus a useful full height pantry cupboard.

Next is the practical utility room which has further storage, two appliance spaces for a washing machine and tumble dryer etc and a uPVC double glazed door to outside. Set within is a very useful cloakroom with WC and pedestal wash hand basin. An internal door leads into the integral garage which has light and power plus an up and over entrance door.

Return back to the dining room and climb the stairs to the first floor. On the landing you will find two useful built in storage cupboards and arranged around there are three bedrooms with bedroom one having laminate flooring, views from the front window towards St. Mary's village church and a recess for a wardrobe. Bedroom two has a built in wardrobe and view towards the garden while bedroom three is a small single having the benefit of a built in storage cupboard.

The family bathroom has full height tiling to the walls, a tiled floor and is fitted with a white suite comprising panelled bath with dual shower head above, vanity unit with inset wash hand basin and storage below plus a concealed cistern WC.

Outside - To the rear there is a patio area with steps leading up to a lawn with boundary fence surround.

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.

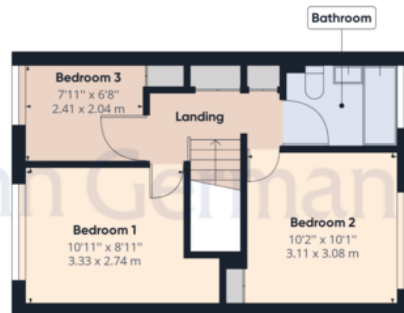
Useful Websites: www.southderbyshire.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02112023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1027.26 ft²
95.44 m²

Reduced headroom

15.63 ft²
1.45 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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