

Church Street

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



Delightful two bedroom detached bungalow in the picturesque village of Coton-in-the-Elms, offering spacious accommodation, a large garage and workshop

£290,000



John German

This delightful 2 bedroom detached bungalow is immaculately presented and is jam packed full of features including a large garage, workshop and beautifully maintained gardens.

Located in the picturesque village of Coton-in-the-Elms the property is a short distance from local pubs, country walks, including Coton Wood which is just a 5-minute walk from the property, making it the ideal home to downsize to.

The property has a driveway for 1 car, garage, and a workshop to the side. As you go up some steps to the entrance of the property, the gardens wrap around the entirety of the property, they are very well maintained and consist of mature garden beds, paved patios, lawn, mature trees, and has the benefit of not being overlooked.

Through the front door you enter into the kitchen/dining area. This well-equipped kitchen benefits from both overhead and under counter storage, an array of in built appliances and spacious work tops. The kitchen is big enough to hold a 4/6 seater dining table.

The lounge overlooks the front of the home, this spacious room benefits from a feature fireplace, wooden style flooring and neutral décor.

The 2 bedrooms are both generous in size, the secondary bedroom would easily fit a double bed and the master is bigger still, the master also has direct access to the large conservatory which leads out to one of the patio areas.

The bathroom is light and bright and consists of a bath with an overhead shower, sink and WC.

One of the big features of the home is the garage and workshop – the workshop is attached to the garage and is a fantastic space for someone who likes tinkering with cars or bikes.

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

Our Ref: JGA14112023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 70 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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