

Adams Close

Hartshorne, Swadlincote, DE11 7BL



A lovely modern home set on a quiet cul de sac in a pretty location with highlights including a smart fitted kitchen, spacious lounge, three bedrooms, bathroom, good sized rear garden and long driveway. Ideal first time buy or family home.

NO UPWARD CHAIN

£260,000



John German

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Calke Abbey, Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

Ready to move into and standing on a good plot with a long driveway. A front pathway leads to the entrance door that opens into a generous reception hall with stairs to the first floor. The property has the benefit of under floor heating across the ground floor.

On your right is a good sized kitchen with a smart range of base and wall units with contrasting worktops and tiled splashbacks. Integrated appliances include an oven, hob, extractor hood, fridge freezer and dishwasher plus space for a washing machine. There is a tiled floor and a window to the front.

Across the hall is a two-piece guest's cloakroom.

Completing the ground floor is a spacious lounge that extends to the full width of the property having doors leading to the rear.

Climb the stairs to the first floor that has three bedrooms, the front facing master has built in storage and all are served by the family bathroom having a bath, separate shower cubicle, pedestal wash hand basin and WC.

To the rear is a good sized garden that is laid mainly to lawn with a paved patio and side access to the front. The oil tank is also located here.

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

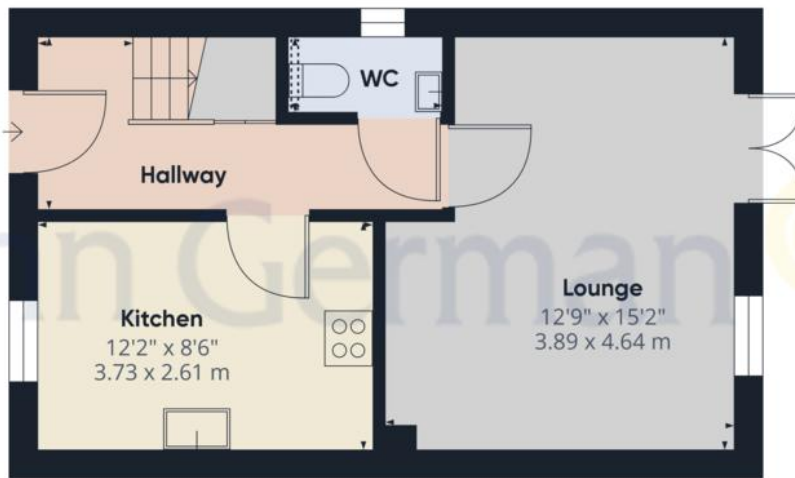
Services: Oil central heating. The property has under floor heating to the ground floor and radiators to the first floor. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

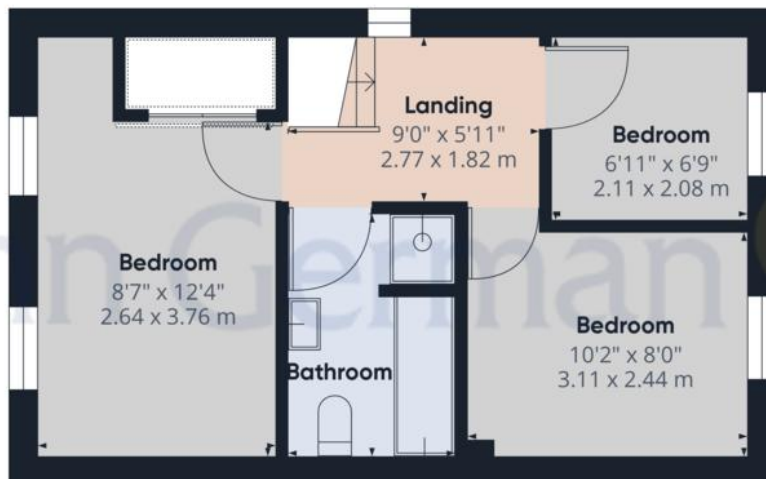
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/2211203

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



Ground Floor



Floor 1

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Approximate total area¹⁾

721.91 ft²
67.07 m²

Reduced headroom

0.83 ft²
0.08 m²

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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