

Occupation Road

Albert Village, Swadlincote, DE11 8HD

John
German





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Guide Price £300,000

Set back behind a long drive lies this beautifully presented Victorian home with landscaped gardens backing onto The National Forest with direct access to Albert Village lake and its trails. Stylish living space lies over three floors centred around a large feature open plan living dining kitchen with lantern roof.

This beautiful period home backs onto National Forest land with the Albert Village lake beyond, the lake itself is a large body of water and home to a variety of wildlife and a perfect place to walk, run and for dogs to explore. Conkers circuit walk and trail passes by providing plenty of additional walking options.

In 2020 the property went through a program of extensive modernisation and renovation, extension and improvement creating a stylish blend of contemporary living throughout. The current owners have in their time further improved their property and have notably landscaped the gardens creating a lovely outdoor living space. We cannot recommend a viewing strongly enough!

The property stands back behind a long shared gravelled driveway approach of over 100ft. Steps lead up to a feature arch canopy porch and the entrance door opens into the first of two reception rooms. This room is currently being used as a large feature dining room and has plenty of space for a large family entertaining dining table. An inner hallway has a staircase leading off with useful large cupboard set to the side and a connecting door into a welcoming snug/sitting room having a character brick feature fireplace at its focal point and three quarter height picture rail running around the room with clever hidden LED mood lighting. The room also benefits from being open plan to the adjoining open plan living and dining kitchen - what a room! It is beautifully proportioned featuring a glazed lantern roof and well equipped with an extensive array of contemporary grey kitchen cabinets with a central island unit. The kitchen has the benefit of under cupboard and kick plinth lighting, an integrated hob, stainless steel extractor hood, oven, fridge freezer, washing machine and dishwasher. There is ample space for a dining table and double French doors open directly outside to the rear landscaped gardens and patio areas.

Return to the central hall and climb the stairs to the first floor and here you will find there are two excellent sized double bedrooms plus a lovely sized refitted family bathroom having a superb contemporary white suite comprising shaped shower bath with mixer shower, tap and screen, vanity unit with wash hand basin plus WC.

Last but not least is the top floor bedroom three which is a wonderful sized room with a wide picture window enjoying lovely views down across the garden and countryside to the rear. It also benefits from its own contemporary en suite shower room with oversized shower, vanity wash hand basin and WC.

Outside - The property stands well back from the road along a shared gravelled driveway of over 100ft in length providing plentiful parking. A central archway with walkway shared with the neighbour leads through gates that in turn leads to the rear gardens which have been landscaped with two large patio areas providing plenty of entertaining space. A long lawn has steps at the top where a gate leads out into the National Forest and Albert village lake with its trails. There are two sheds with light and power.

Note: There are eight new houses being built on land in front of a row of houses next to this property.

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

Property construction: Traditional **Parking:** Shared driveway

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Ultrafast full Fibre broadband (up to 1000 Mbps download speed)

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

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

Our Ref: JGA/08012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1186.21 ft²

110.2 m²

Reduced headroom

23.6 ft²

2.19 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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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