

Burton Road

Midway, Swadlincote, DE11 7NB



A very well presented traditional period property which benefits from off road parking for three cars, coupled with spacious interior (891sq ft) there is a superb 27ft long open plan lounge/dining room plus modern fitted kitchen and re-fitted bathroom. A perfect first time buy, viewing is essential.

£200,000

John German

Set behind its entrance door there is a small entrance hallway, which opens through and welcomes you into a superb 27ft long open plan lounge and dining room, the dining area has ample space for a large family dining table with front facing window and stairs leading off, whilst the lounge has a lovely fireplace sitting at its focal point with fire surround and raised hearth, window to the rear overlooks the gardens.

A half glazed door connects to the adjoining kitchen, this is amply fitted with a wide range of white high gloss base and wall mounted cabinets which wrap around the room, providing heaps of storage. There are complementary roll top counters with inset 1 1/2 bowl sink, mixer tap and an integral gas hob with extractor hood above and electric oven beneath. There is space for a washing machine, space for slimline dishwasher and a cottage style uPVC double glazed door which opens out onto the rear gardens.

Next is the ground floor refitted shower room, beautifully appointed with attractive tiling to the walls, it comprises vanity unit with inset wash hand basin, concealed cistern WC and a large oversized walk in shower area with glazed shower screen and electric shower above, plus ladder style towel radiator and shaver point.

Upstairs in the property you will find leading off the large L shaped landing there are three very good sized bedrooms. Bedroom one benefits from having fitted wardrobes and fitted drawer units. Bedroom two has an over stairs storage cupboard and bedroom three is an excellent size room which would make for a large single bedroom or useful study, or subject to the necessary conversion could be altered to create a first floor family bathroom.

Outside, to the rear of the property you will find there are two patio area with low maintenance gravelled gardens, gated side access leads you to the driveway to the side, this provides excellent off-road parking, a rare benefit for a period home in this area.

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

Property construction: Brick and tile

Parking: 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: South Derbyshire District Council / Tax Band B

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

Our Ref: JGA15012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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