

Ticknall Road

Hartshorne, Swadlincote, DE11 7AS



A delightful period former mill cottage exhibiting great character and charm together with excellent driveway and surprisingly large garden to the rear backing onto fields.

£275,000



John German

This highly appealing cottage is full of character with exposed beams throughout, braced and latch doors and a brick fireplace with log burner complemented by double glazing and oil fired central heating.

There is a composite entrance door leading into the entrance hallway which has an attractive timber panelled ceiling with Velux roof light, exposed brick wall feature and tiled flooring. There is an internal door in turn leading to the good sized sitting room which has a large feature brick fireplace and chimney breast housing a log burner on brick hearth, together with revealed beams, ceiling downlights and a fitted TV and wall cabinet.

Off the sitting room is an attractive character dining room again with a decorative cast iron fireplace having fitted shelf to the sides, revealed beams and stairs off in the corner with storage cupboard below and ceiling fitted downlights.

Off the lobby is a bathroom having a bath and tiled surrounds with a shower over and glazed screen, wash hand basin and WC, timber panelling surrounds, tiled flooring, exposed beams and downlights.

The property has an attractive kitchen with a bespoke range of character fittings, comprising base and wall cupboards, surmounted by oak worktops, there is an inset Belfast sink with mixer tap and tiled splashbacks, appliance spaces with plumbing for washing machine and dishwasher, inset electric hob with tiled splashback, extractor hood over and built under electric oven. There is also an oil fired boiler for the central heating and tiled flooring, revealed beams and two windows overlooking the rear garden. Off the kitchen is a small lobby which has a tiled floor and split stable style door leading out to the garden.

Ascend the stairs to the first floor where there is a small landing having Velux roof light above, together with a large master bedroom which is a generous double, having revealed beams, two Velux windows to the rear and an excellent range of built in fitted wardrobes.

Complementing this is a separate bedroom two which also has revealed beams, front facing window and built in storage cupboard together with loft access.

Outside the property is set back behind a very spacious stoned driveway capable of accommodating up to 4 cars, together with a brick step and raised patio area to the front. There is a rear pedestrian access and to the rear of the property there is a courtyard garden area with brick paved and gravelled patio areas, together with borders. A timber gate leads to a further larger area of garden having a useful timber garden shed with barbecue spot, extensive lawns with a pond and adjacent to countryside with pleasant views. There are outside lights and a garden tap.

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

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

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

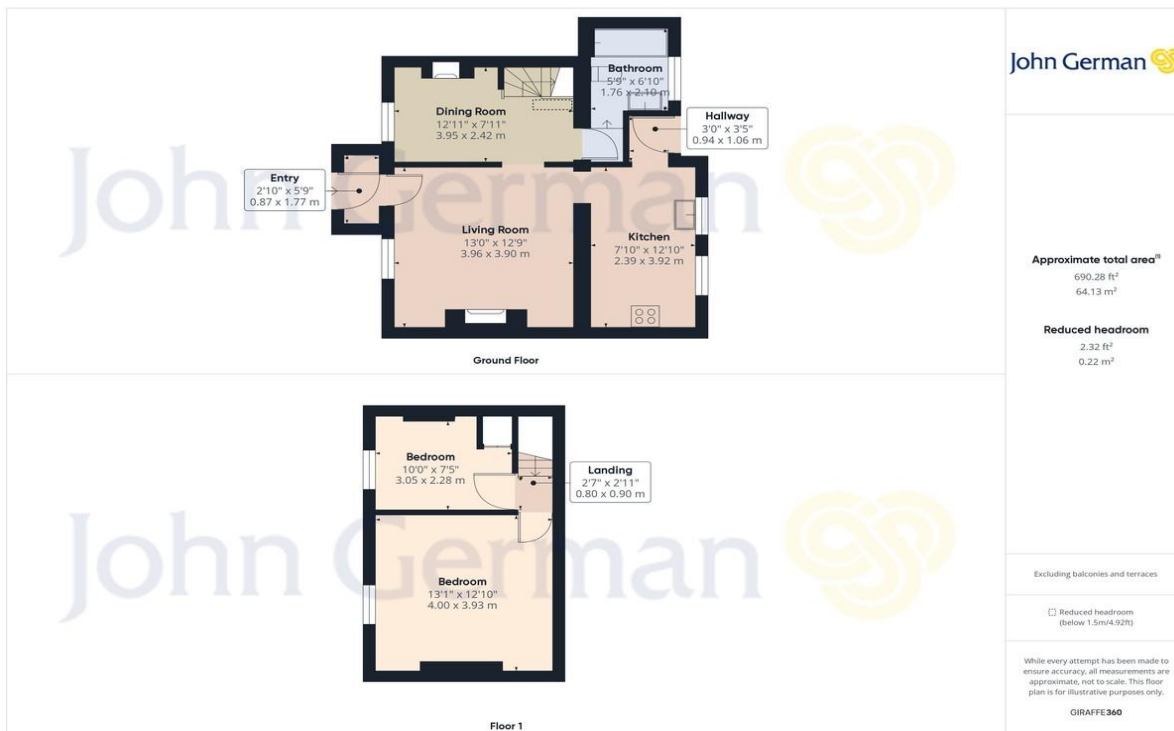
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA22012024

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.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS.UK

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent