

# Burton Road

Midway, Swadlincote, DE11 0DQ



A wonderful traditional 1930's detached home with further potential to modernise and extend, enjoying far reaching views to the rear and offering very attractively proportioned accommodation and a wonderful garden.

£250,000

John German 

Enclosed porch to the front gives access via a half glazed door with inset original stained glass features to the reception hall which has stairs off, original panelling to the side.

Dining room situated to the front with a tiled fireplace and bay window whilst to the rear is a separate sitting room, again with a tiled fireplace and having a large picture window overlooking the rear garden and enjoying far reaching views.

There is a breakfast room with pantry cupboard understairs and also fitted wall cupboards, which in turn leads to the kitchen having a simple range of base and wall units with worktops, stainless steel sink, appliances spaces having plumbing for washing machine, inset electric hob with extractor over and door to rear. Off the rear of the kitchen is a separate cloakroom and WC.

To the first floor, there is a landing which serves three bedrooms and the bathroom. The master bedroom lies to the front and is an excellent size with bay window and original fireplace. The second bedroom is also a generous double, again with a fireplace and having windows overlooking the rear and enjoying far reaching views.

The bathroom has a bath, WC, wash hand basin and fitted cupboard which houses the gas fired boiler for domestic hot water and central heating.

Outside, the property is set back behind a driveway with additional parking and manoeuvring space flanked by lawns and hedgerows to the front. Side access leads to a sectional single garage together with a side gate giving access to the good sized enclosed rear garden which is mainly laid to lawn with a simple patio area and enjoying far reaching views.

**Agents note:** The property is not registered with Land Registry.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

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

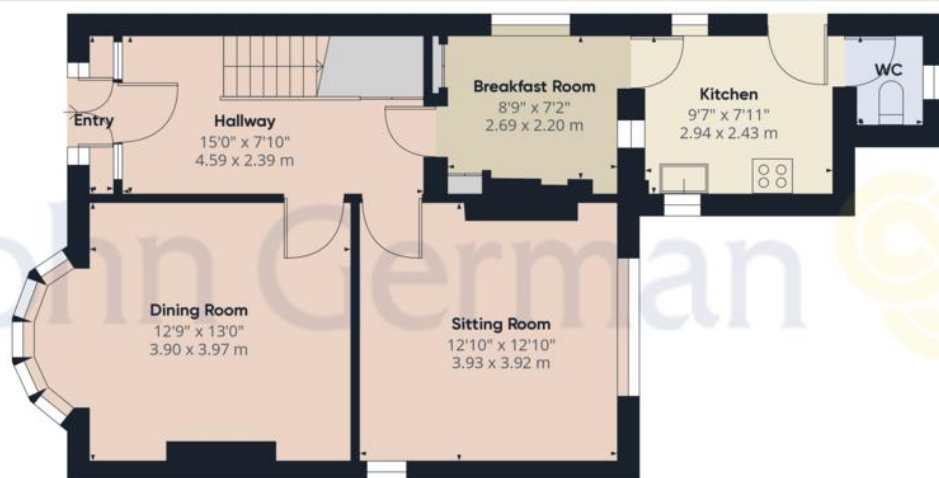
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/03042024

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Ground Floor



Floor 1

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Approximate total area<sup>n</sup>  
1183.4 ft<sup>2</sup>  
109.94 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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