

Main Street

Egginton, Derby, DE65 6HL



An Edwardian semi detached property located in a lovely rural village location offering tremendous scope and potential to modernise in your own style, standing on a substantial garden plot with driveway, offered with no upward chain.

£275,000

John German

Situated in the popular and sought after village of Egginton that is ideally placed for the nearby centres of Derby, Burton on Trent, Lichfield and beyond.

This superb character Edwardian semi detached house presents a fantastic opportunity for a buyer to modernise and improve in their own style. Standing on a large garden plot with an extensive lawned rear garden, drive to front and established front garden.

Step inside the entrance door into a hall/study area that overlooks the front garden and has a door into the lounge which has a decorative fire surround, dual aspect windows and stairs to the first floor.

The kitchen is fitted with base and eye level units including an integrated hob and oven with a door to the pantry. The kitchen extends into a large dining / sun room which includes the sink unit, work surfaces and storage cupboards with space for appliances. French doors open out to the rear of the property. A passageway leads on to a guest WC.

On the first floor there are two good sized bedrooms served by a shower room having a wash hand basin, WC and shower.

The house stands on a substantial plot with hedged front garden and sweeping driveway leading to the rear of the property. Here lies a good sized lawn, established borders, conifers and hedging together with two useful outhouses and a patio area.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating with radiators and electric under floor heating in the sun room.

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

Broadband type: TBC

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

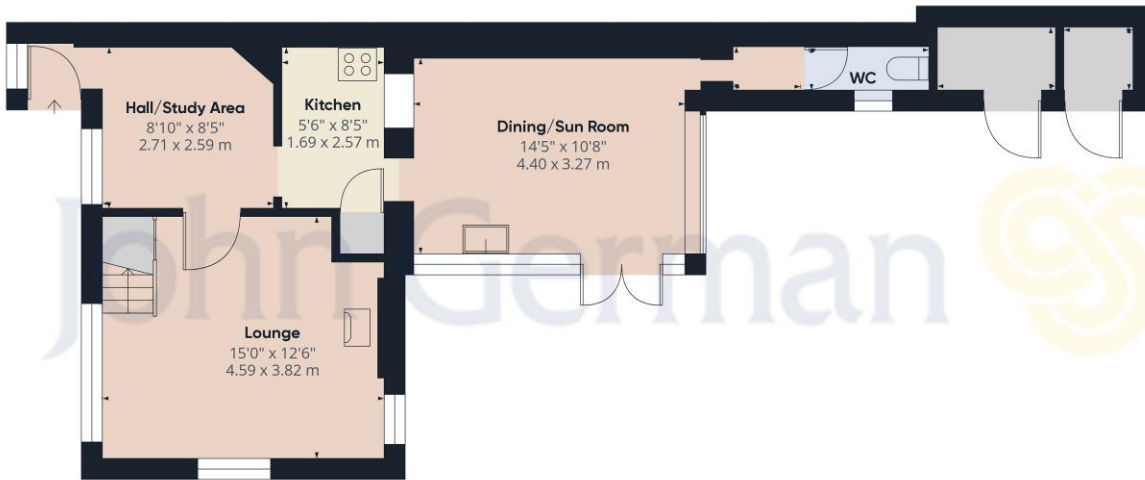
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

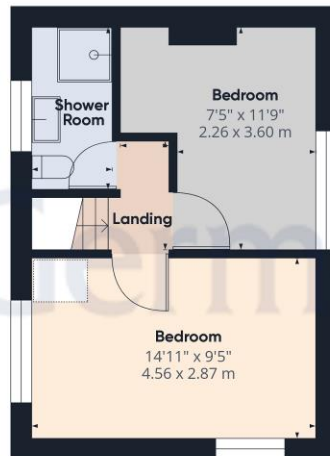
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10042024

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Ground Floor



Floor 1

John German 

Approximate total area⁽¹⁾

845.6 ft²
78.56 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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Burton upon Trent | Derby | East Leake | Lichfield
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