

# Windmill Close

Woodville, Swadlincote, DE11 8GE



Situated within the popular village of Woodville, boasting three double bedrooms is this wonderful semi-detached family home. Finished to a high standard internally and benefitting from off road parking to the side for two cars. This home really is a brilliant opportunity for first time buyers and families alike.

Offers Over £225,000

John German

Briefly comprising an entrance hallway, modern fitted kitchen with integrated appliance, downstairs WC, and a spacious living room with patio doors leading to rear garden.

To the first-floor landing, this home offers three generous sized bedrooms, with en suite to master and separate family bathroom.

To the front, this property boasts some real kerb appeal, with a small yet charming garden to front and space for two cars to the side of the property.

The current sellers have done a fantastic job in landscaping the rear garden. As you enter the garden from the patio doors, there is a section of Indian slab stone paving which is then followed on by a artificial lawn. To the back of the garden there is a decked area for seating, perfect for entertaining.

Situated in a quiet cul-de-sac, this home ensures minimal traffic and a safe environment for families. Excellent connectivity to nearby towns and cities, with well-maintained roads and public transport options. Windmill dose is located in dose proximity to highly regarded schools, which cater for all age groups, including Granville Academy, Woodville Infant School and many more.

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

**Property construction:** Standard

**Parking:** Drive

**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:** North West Leicestershire District Council / Tax Band C

**Useful Websites:** [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

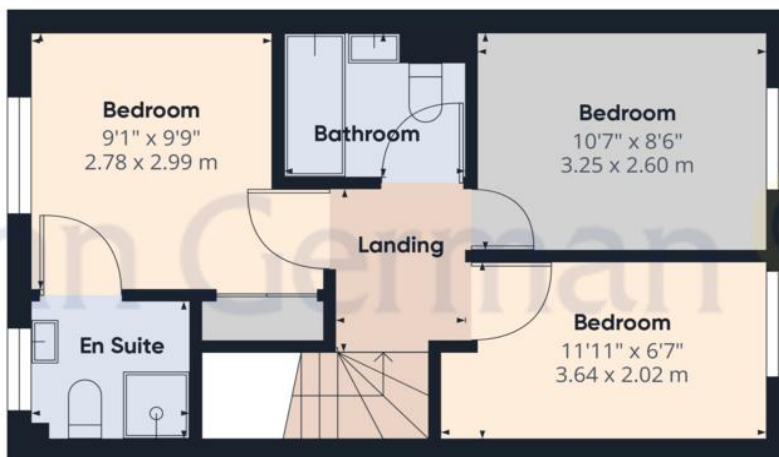
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18062024

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Ground Floor



Floor 1

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Approximate total area<sup>m</sup>

782.96 ft<sup>2</sup>  
72.74 m<sup>2</sup>

Reduced headroom

7.75 ft<sup>2</sup>  
0.72 m<sup>2</sup>

(1) 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.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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