

# Little Close

Swadlincote, DE11 0EB



A lovely modern semi detached home enjoying a quiet cul de sac location yet within easy reach of the town centre's amenities and schools. Offering a fantastic first home, downgrade or buy to let investment.

NO UPWARD CHAIN

£195,000



John German 

Situated in a lovely cul de sac position handy for Swadlincote town centre and schools for all ages is this superb modern semi detached home available with no upward chain.

Step inside the entrance hall with stairs to the first floor with a useful under stairs cupboard. On your right is the kitchen fitted with a range of base and eye level units with work surfaces over, space for appliances and a window framing views to the front.

Opposite is the guest's doakroom fitted with a WC, wash basin and tiled splash back.

Across the rear is a spacious living/dining room that has sliding doors into the conservatory that in turn has doors opening to the rear garden.

On the first floor there are three bedrooms, the master is a double sized room with fitted wardrobes across one wall. Completing the accommodation is the family bathroom having a white suite including panelled bath with shower and screen over, pedestal wash hand basin, WC and part tiled walls.

To the rear is an attractive rear garden with a paved path leading to patio area, a shaped lawn and established planting beds and borders.

To the front is a lawned garden and pathway to the front door plus side gated access to the rear. There is allocated off road parking for two cars in a tandem style.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** 2 parking spaces

**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 B

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

**Our Ref:** JGA/25092024

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Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**

765.42 ft<sup>2</sup>

71.11 m<sup>2</sup>

**Reduced headroom**

4.74 ft<sup>2</sup>

0.44 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,  
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

#### Agents' Notes

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