

# New Road

Coton-in-the-Elms, Swadlincote, DE12 8ET



Offered for sale with NO ONWARD CHAIN this three-bedroom semi-detached home is situated in the heart of the desirable village of Coton-in-the-Elms. The property is a fantastic opportunity for those seeking a project, as it requires a full renovation to bring it up to modern standards.

£190,000

John German 

This property presents a fantastic opportunity for renovation, allowing buyers to transform it into a modern family home tailored to their personal tastes. With its generous layout and desirable village location, it offers the perfect blank canvas for refurbishment. Additionally, the property provides potential for further extension (subject to the necessary planning permissions), offering the possibility to increase living space and add even more value, making it an ideal long-term investment for growing families.

Upon entering, you are welcomed by a hallway that leads directly to the spacious living room, offering a bright and airy feel thanks to its dual aspect windows. The room provides ample space for living room furniture and space for dining table. Adjoining the living room is the kitchen, located at the rear of the property. The kitchen comprises matching wall and base units with worktops above, gas cooker with gas hob and cooker hood above, sink drainer and plumbing for washing machine. Off the kitchen, the property conveniently offers a downstairs WC. Upstairs, the landing gives access to three bedrooms and the family bathroom. All of the bedrooms are generously sized. The bathroom is a great size, which currently comprises a bath and shower above, wash hand basin and WC.

Coton-in-the-Elms is a highly sought-after village in the heart of Derbyshire, known for its peaceful setting and charming community atmosphere. The village offers a range of amenities including a primary school, local pub, and scenic countryside walks. Ideally situated for commuters, providing easy access to neighbouring towns such as Burton-on-Trent and Swadlincote, as well as major transport links via the A38 and M42. This is an excellent location for those seeking a rural lifestyle while remaining well-connected to urban conveniences.

**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:** 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:** South Derbyshire District Council / Tax Band A

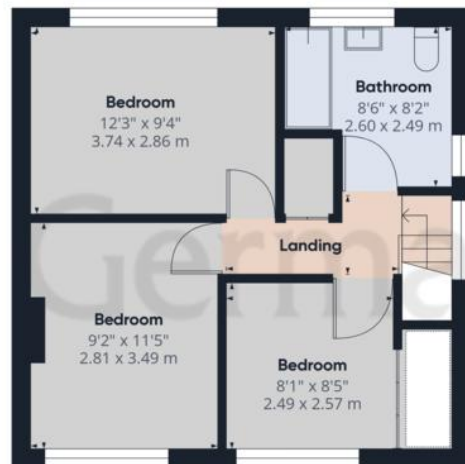
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/27092024

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Ground Floor



Floor 1

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

814.18 ft<sup>2</sup>  
75.64 m<sup>2</sup>

**Reduced headroom**

12.81 ft<sup>2</sup>  
1.19 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



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

01283 512244  
burton@johngerman.co.uk

#### Agents' Notes

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#### Referral Fees

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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