

# Ashby Road

Boundary, Swadlincote, DE11 7BB



John German 

A beautifully presented, spacious and light home in a countryside setting with a well sized private rear garden and driveway parking. No chain.

Offers over £240,000

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This property would make an ideal purchase for first time buyers, professional couples, those wishing to downsize or buy to let investors.

The property is accessed via a private lane, turning off Ashby Road and is located approx. 2 miles away from to the bustling market town of Ashby-de-la-Zouch where a range of amenities including (but not limited to); schools, shops, boutiques, pubs and restaurants.

Public transport is well catered for by regular bus service; commuter access to the A/M42 is excellent.

Accommodation comprises three bedrooms, shower room, lounge, sitting/dining room, kitchen and conservatory.

Externally, the garden is of good size split into a patio seating area and lawned garden with mature borders. As is common, the neighbouring property has a pedestrian right of access. The driveway for the property is located to the rear of the garden and provides comfortable parking for two vehicles. There is potential to create additional hard standing parking to the side of the property where there is currently a small garden.

**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:** Septic tank (emptied July 2024 costing £150)

**Heating:** LPG

(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)

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/30102024

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Ground Floor



Floor 1

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

833.76 ft<sup>2</sup>  
77.46 m<sup>2</sup>

Reduced headroom

14.34 ft<sup>2</sup>  
1.33 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

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 naea  
propertymark  
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 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

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#### Agents' Notes

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

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