



Lovely traditional end terrace home in a non estate location that has been extended to offer a fantastic family home including lounge, spacious open plan kitchen/diner, 3 good sized bedrooms, spacious bathroom, driveway and gardens.

NO UPWARD CHAIN

£235,000



John German

Situated off an unadopted lane in a non estate location is this lovely traditional end terrace home that has been extended to offer a spacious family home that is freshly decorated and ready to move into. Handily situated for a wide range of amenities within a short drive away from Swadlincote and Burton's town centres. It is also within easy reach of Ashby de la Zouch and countryside. Sold with the advantage of no upward chain.

Set behind a driveway providing ample off road parking and established front garden. The entrance door opens into a spacious lounge with a focal point fire surround, ceiling spotlights and a front facing window. A door opens into the spacious dining room having a window and door to the rear garden, ceiling spotlights and a useful under stairs storage cupboard. Open access leads to the kitchen that is fitted with a range of base and eye level units, complementary worktops and tiled splash backs, integrated oven and hob, space for further appliances, ceiling spotlights, a window overlooking the rear plus a practical door out to the driveway.

Completing the ground floor is a guest's cloakroom having a close coupled WC, wash basin and window to side.

On the first floor are three good sized bedrooms and the well appointed family bathroom having a bath, separate shower cubicle, WC, wash hand basin, part tiled walls and a window to rear.

The rear gardens feature a paved terrace ideal for outdoor dining with lawn beyond. Side gated access.

**Note:** The property is situated on an unadopted lane.

**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:** Mains 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)

**Our Ref:** JGA/17012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor

John German 

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

901.58 ft<sup>2</sup>  
83.76 m<sup>2</sup>

Reduced headroom  
10.81 ft<sup>2</sup>  
1 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



Floor 1








#### Agents' Notes

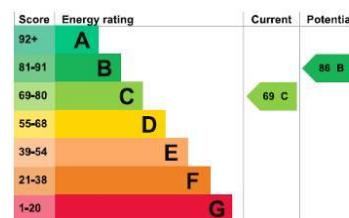
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.










John German

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

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent