

# Saxon Grove

Willington, Derby, DE65 6YD



Offered with no upward chain and located in the desirable South Derbyshire village of Willington, is this superb two bedroom property offering fantastic living space as well as a spacious rear garden, and would be well suited to first time buyers, downsizers or investors.

Guide Price £175,000

John German

Enjoying a lovely position in this cul-de-sac setting, this well presented property is offered to the market with no upward chain and benefits from off road parking, as well as a garage.

With the front entrance door leading in, there is a useful storage cupboard and further door opening into the newly carpeted lounge, being a spacious room having a double glazed window to the front aspect and stairs rising to the first floor, as well as light point and central heating radiator. There is an attractive multifuel burner and surround providing a focal point to the room.

Continuing through, an open archway gives access into the dining kitchen, having wood effect laminate flooring. The kitchen is smartly appointed with both base and eye level units with worktops over, integrated oven and gas hob with overhead extractor, stainless steel sink and drainer unit and appliance space for a fridge/freezer and washing machine. A double glazed window gives views over the rear garden with double patio doors giving access out.

Upstairs, the landing gives way to the two well proportioned bedrooms, the family bathroom and a useful cupboard space. The main bedroom is a good sized double and located to the rear with a double glazed window, central heating radiator and also benefiting from built in storage space. Bedroom two is also a double with a central heating radiator and double glazed window to the front. Both the bedrooms are newly carpeted and presented very well.

The bathroom has a white suite comprising of a panelled bath, pedestal wash basin and low level dual flush WC, with part tiling to the walls.

Outside, the property has a low maintenance frontage with driveway and access to the garage via an up and

over door. The garage can also be accessed from the rear of the property, with a door giving access in. The rear garden is a fantastic size with a patio to the immediate rear, a lawned area with borders and then a further area which is laid to gravel.

Viewing is strongly recommended to appreciate the accommodation on offer in this fantastic village setting, which enjoys shops, pubs, Doctor's surgery and serene walks along the nearby canal. Transport links are provided via the train station, as well as being in close proximity to the A38 and A50.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/23102020

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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

01283 512244  
burton@johngerman.co.uk

#### 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.

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

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