

# Main Street

Netherseal, Swadlincote, DE12 8DA

John   
German





## Main Street

Netherseal, Swadlincote, DE12 8DA

£575,000

A gorgeous detached character family home lying on a plot of circa 0.25 acres or thereabouts offering stylish living space, centred around a superb 10m long open plan living family dining kitchen alongside three reception rooms, four bedrooms, three bathrooms (two en suite) and private mature gardens which back onto a field, lake and open woodland.



Netherseal is situated four miles south of Swadlincote off the A444 in South Derbyshire. The village is set in the heart of the National Forest and benefits from a village hall, tennis club, an extensive public footpath network and two public houses. The centre of Netherseal village is now a conservation area and has many listed buildings such as the 17th century Alms Houses and St. Peter's Church which was built in the 19th century.

### **Accommodation**

This lovely traditional home lies back from the road behind a gravelled driveway approach. Set beneath a feature canopy timber porch entrance, an ornate door flanked by stained glass windows opens to reveal a welcoming central hallway with oak flooring running throughout and into the opposite twin reception rooms.

To your left is a cosy snug with a feature inglenook fireplace with warming woodburning stove, feature beams to the ceiling and original cupboards. On your right is a larger sitting room again with oak flooring and a focal point open fireplace with raised hearth and tile surround. Glazed double doors offer a glimpse through and access into the stunning open plan 10m long living, family and dining kitchen. This breathtaking room has rustic slate flooring running throughout the kitchen which seamlessly combines eating, dining and family living. The kitchen itself offers plentiful storage with granite worktops and an inset Belfast style sink. A central island offers an excellent spot for morning coffee and the dining area is perfect for entertaining having space for a family table alongside space for a sofa. French double doors open out here into the rear garden and the patio area, ideal for al fresco dining.

Leading from the kitchen is a useful laundry/boot room, a guest cloakroom and a study which overlooks the garden, this is a perfect room for those currently working from home.

On the first floor, leading off the landing are four good sized bedrooms with a feature master suite which has a high vaulted ceiling with exposed beams and trusses, dual aspect windows look down across the gardens and countryside beyond. There is an excellent walk in dressing room and a private en suite bathroom which comprises contemporary freestanding roll top bath, WC, wash hand basin and a stand alone corner quadrant shower.

Bedroom three similarly has its own en suite shower room whilst the remaining bedrooms have the use of the principal family bathroom which has a travertine tiled floor, WC, pedestal wash hand basin and a recessed bath with glazed skylight above.

### **Outside**

The rear gardens are a lovely size laid principally to lawn with mature plants and shrubs, trees and borders. An extensive paved patio provides a perfect outdoor entertaining space together with a brick built storage shed, timber shed and a second timber decked patio taking advantage of the final rise of the summer sun.

The gardens back onto a small paddock with woodland and small lake, we understand from the vendor that the land owner of the rear fields are open to offers and this may be available to buy by separate negotiation. This is an exciting opportunity potentially to further enlarge and enhance the property.

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

**Services:** Mains water, drainage, electricity are believed to be connected to the property. Oil fired central heating. Purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/12112020

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



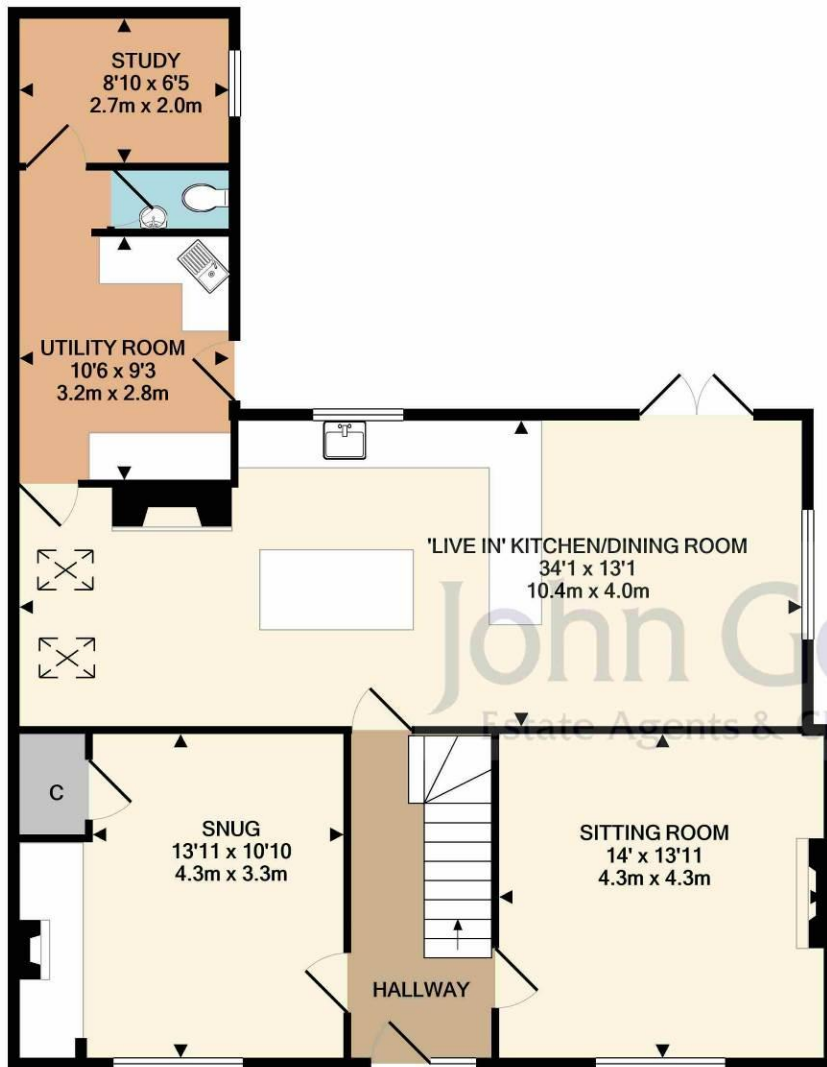




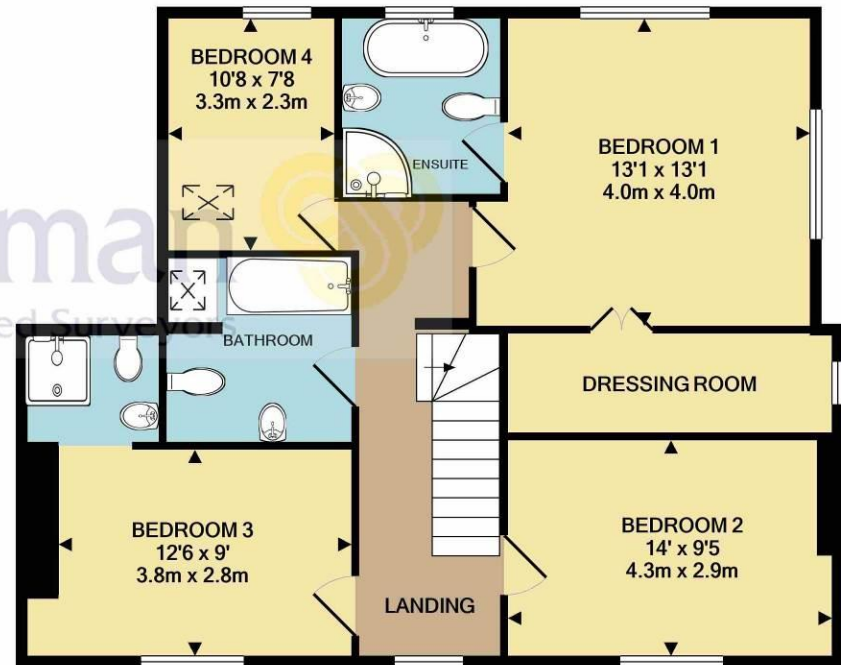








GROUND FLOOR



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



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	56   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

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

JohnGerman.co.uk Sales and Lettings Agent



