

# Main Street

Rosliston, Swadlincote, DE12 8JL

John German





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£309,950

**A stunning village home occupying a delightful secluded position with highlights including lounge with oak flooring, impressive dining kitchen with utility area, master bedroom with en-suite and dressing area, two further bedrooms, bathroom, off road parking and low maintenance gardens.**



This exceptional recently built detached home occupies a fantastic secluded position well back off Main Street. A viewing is highly recommended to appreciate the accommodation on offer as well as the plot and position.

A canopy porch and front entrance door open into the hallway with wood flooring and staircase off to first floor and doors leading off. To the left is the full-length light and spacious lounge with oak flooring and French doors opening out to the rear garden. The focal point is provided by a contemporary wall mounted electric fire.

The feature of the property is certainly the stunning dining kitchen, generous in its proportions with spotlights throughout, the kitchen is superbly appointed with base and eye level units with work surfaces over, integrated double oven, hob and extractor hood, fridge freezer and dishwasher with tiled flooring. The dining area features oak flooring and a bay window to the front.

Off the kitchen is the utility area with additional units and space for a washing machine and a useful understairs storage cupboard. Completing the ground floor accommodation is the guest WC.

On the first floor is a spacious landing with oak balustrade and glass panels. Doors lead off to the three bedrooms including the master bedroom which is a generous double with a dressing area having fitted mirror fronted sliding wardrobes and an en-suite shower room which is equipped with a contemporary white suite including a shower cubicle and a wash basin with illuminated vanity mirror above.

There are two further bedrooms, bedroom two is also a double and has a built-in wardrobe with sliding mirror fronted doors. The family bathroom is well appointed and fitted with a contemporary white suite with tiled surrounds and tiled flooring.

The property is set well back on Main Street with two allocated parking spaces and access shared with one neighbouring property. To the rear is a good sized garden with a paved seating area and shaped lawn with timber shed and side entrance gate.

Directions: Proceeding through Rosliston on Main Street towards Coton-in-the-Elms, on passing number 74 Main Street turn right, following the road all the way to the end where number 70 can be identified by our For Sale board.

Buyers should also note the map on Rightmove which identifies clearly where the property is situated.

**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.

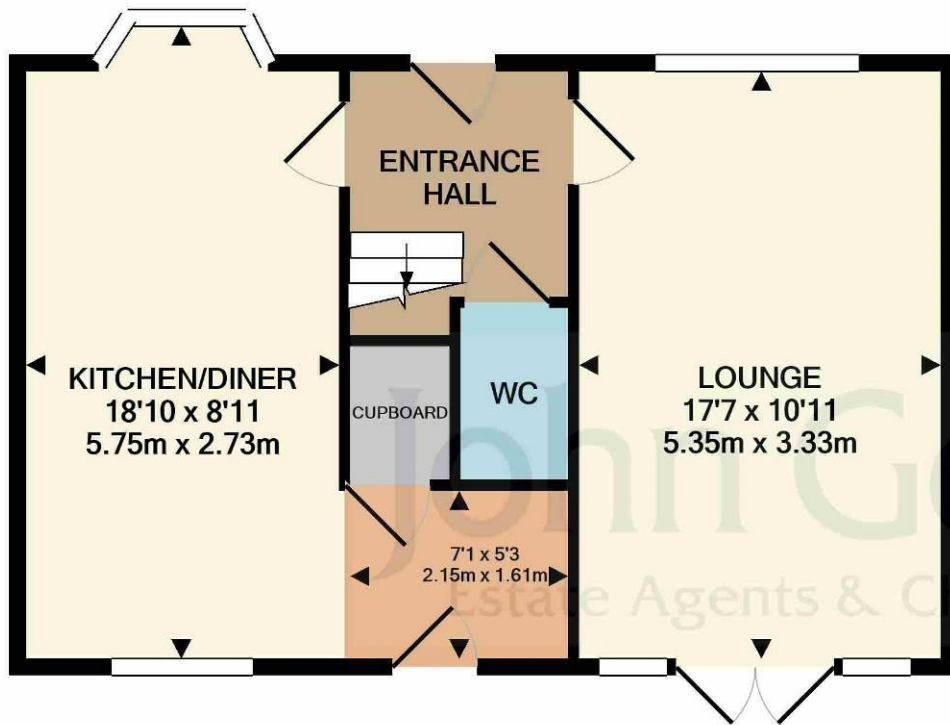
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) ; [www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning](http://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning)

**Our Ref:** JGA/13012020

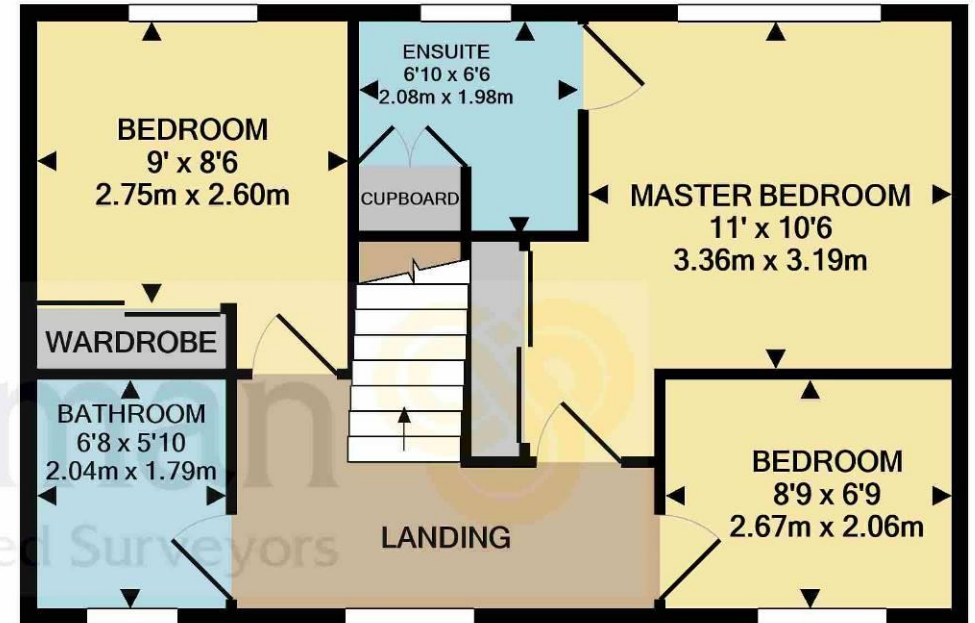
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D







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  
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### Agents' Notes

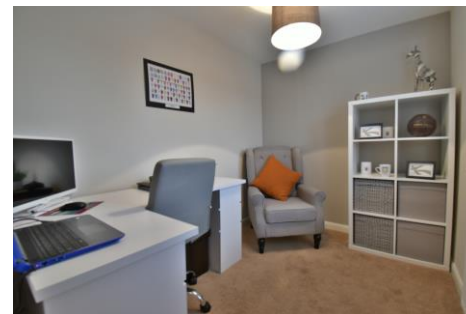
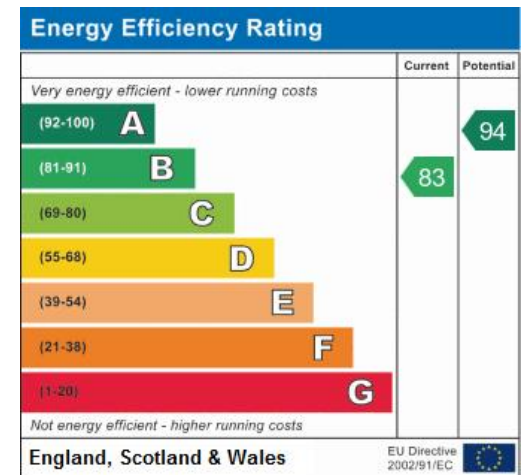
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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