

# Springfield Road

Midway, Swadlincote, DE11 0BZ



Set back from the road via a private driveway serving just a few properties, this smartly appointed detached home enjoys a garage to the front, benefiting from en suite facilities and a good sized, private rear garden.

Guide Price £200,000



John German

John German are delighted to offer for sale this modern detached family home, conveniently located for the nearby centres of Swadlincote, Ashby de la Zouch and Burton upon Trent. The property is very well presented throughout and ready to move into.

**Accommodation;** A front entrance door opens into the hall with stairs rising to the first floor, a useful storage cupboard and doors leading off to the ground floor accommodation.

There is a light and spacious lounge diner with a window to the front and patio doors opening out to the rear garden. The focal point within the room is provided by a fire surround with inset and hearth.

At the heart of the house there is a fitted kitchen equipped with a range of base and eye level units in white with work surfaces incorporating a sink and drainer unit together with an integrated electric hob and extractor hood. There is space for further appliances, a wall mounted gas central heating boiler and a window framing views across the rear garden.

Completing the ground floor accommodation is the guest WC which is fitted with a two-piece suite.

Stairs rise off the hall to the first-floor landing where there are doors leading off to three bedrooms, the master having its own en-suite shower room and built-in wardrobes, and the family bathroom which is fitted with a three-piece suite.

Outside, the property is pleasantly situated off Springfield Road via a private driveway serving just a handful of properties. There is a single garage with an up and over front entrance door with a parking space.

The rear garden is laid mainly to lawn with a paved terrace, well established borders and gated side access.

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

**Our Ref:** JGA/18012021

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



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.

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**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             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 63   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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