

# Lullington Road

Coton-in-the-Elms, Swadlincote, DE12 8EP

John   
German





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£475,000

Ideally located close to countryside is this former Shire horse stable/barn conversion, with separate modernised outbuilding, cottage garden and parking. This unique, three bedroom home offers two bathrooms, a study, utility room/WC, open plan kitchen and a spacious 18'8" x 21'2" living room with skylights.



Coton in the Elms is a much sought after village set in The National Forest on the borders of Derbyshire, Leicestershire, Staffordshire, and Warwickshire. The village has a well kept green bisected by the Pessall Brook and is home to its sandstone church, village hall, primary school, and 2 public houses. There is easy access to enjoy the forest that abuts the village. Walking, cycling, shooting and equestrian activities are nearby.

A number of local secondary schools including John Taylor are served by dedicated transport. Derby High, Lichfield Cathedral, Repton and Twycross Schools are all within easy travelling distance.

With the A38 to the West and M42 in the East both within 10 minutes, Coton in the Elms is ideally accessible to Birmingham, Derby, Leicester and Nottingham. Regional and National Rail travel from Burton upon Trent, Lichfield and Tamworth provide direct links to Birmingham, Derby and London. The international airports at Birmingham and East Midlands are a short drive away.

A traditional styled modern timber entrance door leads into the open plan fully fitted dining kitchen with modern oak laminate flooring and retained, exposed brickwork and beam. Access to the inner hallway and steps up to a unique 415 sqft living room with skylights over. Inner hallway doors lead to the utility, WC, study and master bedroom with walk-through dressing area and en-suite bathroom.

From the open plan kitchen stairs leads to a first floor landing, where there are two further double bedrooms, one enjoying paddock views and a separate shower room.

The property is approached over a shared access, with designated parking for several vehicles. There is a cottage garden located to the front elevation with further gavelled area adjacent to the brick outbuilding and side garden. The separate outbuilding is suitable for conversion to additional space, gym/office if required. There is also facility for an EV charger to be fitted.

**Agents note:** Internal photos have been virtually staged.

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

**Property construction:** Brick. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas central heating

(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 TBC

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

**Our Ref:** JGA/31012024

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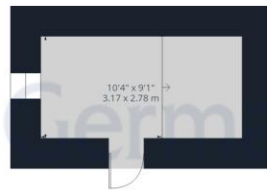




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


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

1681.33 ft<sup>2</sup>  
156.2 m<sup>2</sup>

**Reduced headroom**

29.16 ft<sup>2</sup>  
2.71 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@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



