

**ON HOLD**



## **Capstan Close, Woodville**

**3 Bedrooms, 2 Bathroom, Detached House**

**£245,000**





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3 Bedrooms, 2 Bathroom

**£245,000**

- Offered for sale with no onward chain
- Modern detached home
- Entrance hall with guest cloakroom
- Two reception rooms and kitchen
- Three bedrooms, master with en-suite



**THE PROPERTY AND LOCATION** Modern detached home offered for sale with no onward chain. The property would ideally suit the first, second time or investment buyer, having been successfully let for a number of years and currently attracting £900 per calendar month.

Woodville is a large suburban village and civil parish that crosses two districts, South Derbyshire and North West Leicestershire, two miles East of Swadlincote. The village was formerly known as Wooden Box, named after the wooden booth on the toll road between Ashby de la Zouch and Burton-upon-Trent. Woodville High Street (which is part of the A511 road) has a small shopping area incorporating a convenience store, pharmacy, Post Office and a fish and chip shop. Additionally there is a 24-hour petrol station, incorporating a convenience store, plus infant and junior schools.

### ACCOMMODATION

#### GROUND FLOOR

**ENTRANCE HALL** With stairs rising to the first floor. Central heating radiator.

**GUEST CLOAKROOM** Comprising a suite in white of wash hand basin and W.C. Opaque double glazed window to the side elevation. Central heating radiator.

**DINING ROOM** 10' 7" x 8' 9" (3.23m x 2.67m) With double glazed window to the front elevation. Central heating radiator. Coving to ceiling.

**KITCHEN** 11' 9" x 9' 2" (3.58m x 2.79m) With a range of units at eye and base level providing work surface,





storage and appliance space. One and a quarter bowl sink unit with mixer tap over, plumbing for washing machine, four ring hob with extractor over, electric oven, double glazed window to the front elevation, door opening to the side elevation. Concealed wall mounted central heating boiler.

**LOUNGE** 15' x 12' 2" (4.57m x 3.71m) With double glazed window to the rear elevation, double doors opening to the rear garden, central heating radiator.

#### FIRST FLOOR

**LANDING** With double glazed window to rear and side elevations, access to the roof space, airing cupboard, central heating radiator.

**MASTER BEDROOM** 11' 8" x 9' (3.56m x 2.74m) With double glazed window to the front elevation, central heating radiator, in built wardrobes. En-suite shower room leading off.

**EN-SUITE SHOWER ROOM** Comprising a suite in white of wash hand basin and W.C. Walk in cubicle housing the mains fed shower, Opaque double glazed window to the front elevation, central heating radiator.

**BEDROOM TWO** 12' 3" x 9' 5" (3.73m x 2.87m) With double glazed windows overlooking the rear garden. Central heating radiator, in built wardrobe.

**BEDROOM THREE** 7' x 6' 1" (2.13m x 1.85m) With double glazed window to the front elevation. Central heating radiator.

**BATHROOM** Comprising a suite in white of panelled bath, wash hand basin and W.C. Opaque double glazed window to the side elevation, central heating radiator, part tiled walls.

**OUTSIDE** The property is set back from the pavement behind a small, neat fore garden, adjacent driveway providing off road parking and leading through to the **SINGLE GARAGE** 16'2" x 8' 1" with up and over door,



light and power supplies. To the rear a good sized enclosed garden, laid mainly to lawn.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		





Capstan Close, Woodville, Swadlincote, DE11 8FT



All measurements are approximate and for display purposes only.

## Coalville Office

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