

Main Street

Rosliston, Swadlincote, DE12 8JW



Located at the centre of the very popular National Forest village which is served by excellent amenities and has easy walks directly into the forest and visitor centre, all offered with vacant possession and no onward chain.

Guide Price £300,000



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To the front of the property there is a composite entrance door and glazed side screens giving direct access into the entrance hallway which has stairs off and useful fitted storage below.

On the right hand side there is an L shaped through lounge/dining room having a slate fireplace with open fire which could potentially, subject to regulations, accommodate a wood burner.

To the rear of this, there are half glazed double doors which give access to a sitting or garden room which enjoys dual aspect views over the garden and could easily accommodate French doors directly into the garden if desired.

There is a fitted kitchen with a range of oak faced base and wall units surmounted by worktops, having an inset composite one and half bowl sink with mixer tap and tiled splashbacks, there is an inset electric hob with extractor hood over and built in Bosch electric oven below, together with additional appliance spaces, tiled floor and cupboard housing the gas boiler.

Off the kitchen is a separate utility room having a tiled floor and uPVC double glazed door to the garden. There used to be a direct door into the garage which could successfully be reopened.

On the first floor, there is a landing with loft access. Off this, there are three bedrooms; two good sized doubles, one housing the airing cupboard, together with a useful third bedroom or study and a bathroom which is fully tiled with bath having shower over, pedestal wash hand basin and WC.

At the front of the property, there is a mature garden with lawn and laurel hedged screening flanked by a driveway leading to the single integral garage with up and over door. A side pedestrian access with gate leads to the mature, enclosed rear garden which has a patio area, lawn and well established shrub borders. There is also a useful timber garden shed.

Agents notes: The property is not registered with Land Registry.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/07082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1062.83 ft²
98.74 m²

Reduced headroom

6.67 ft²
0.62 m²

(1) 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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Agents' Notes

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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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