

# Springfield Road

Swadlincote, Derbyshire, DE11 0BU

John German



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£350,000

This stunning two-bedroom detached bungalow, located in a sought-after area that is finished to an immaculate standard throughout, offering a blend of modern living with charming features.



Upon entering, you are welcomed by a spacious hallway that leads into the cosy living room that is a generous size and filled with natural light from the bay window, providing a welcoming space for relaxation.

The well-appointed kitchen is fitted with modern appliances and offers ample space for dining. The kitchen offers matching wall and base units, base level cooker with extractor hood above and stainless-steel sink / drainer. Adjacent to the kitchen is a bright garden room, perfect for enjoying views of the garden all year round.

The property features two generously sized bedrooms, both beautifully presented and generous sizes.

Completing the accommodation is the bathroom with high-quality fixtures and fittings which include a bath with mixer taps and shower over, wash hand basin and low level flush WC.

The standout feature of this bungalow on Springfield Road is the plot it is situated on. The frontage of the property is just brilliant with various trees, shrubs and bedding plants bringing a lot of character and charm to the home. The front also offers ample room for off street parking with an expansive tarmacked driveway. You can also access the garage that has power and lighting throughout and offers a brilliant amount of space for storage. To the rear, the home enjoys a large patio which is ideal for outdoor furniture and perfect for entertaining.

Located in the heart of Swadlincote, 140 Springfield Road offers the perfect blend of peaceful suburban living with convenient access to local amenities. Swadlincote is a thriving market town, known for its strong sense of community and excellent facilities. The property is situated in a well-established residential area, just a short distance from the town centre, where you'll find a variety of shops, cafes, and restaurants. The property also benefits from excellent transport links, with easy access to the A444, connecting you to nearby towns such as Burton upon Trent and Ashby-de-la-Zouch. The M42 motorway is within easy reach, offering quick routes to Birmingham, Nottingham, and Leicester. Families will appreciate the selection of good local schools, such as Springfield Junior School, St Edward's Catholic Academy and The Pingle Academy.

This bungalow is a rare find, offering exceptional living in a prime location. Early viewing is highly recommended.

**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

**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 C

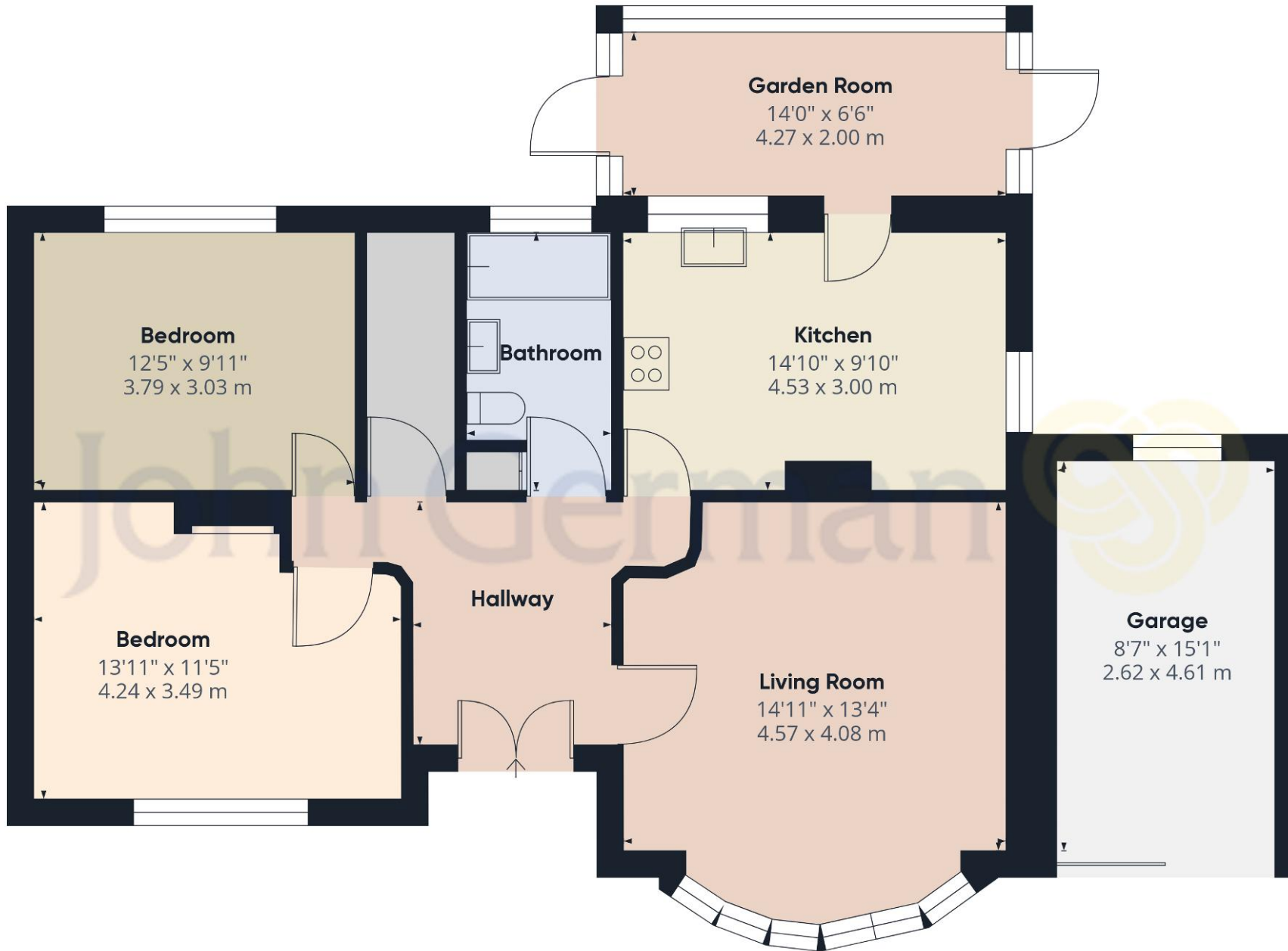
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30082024

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

1018.05 ft<sup>2</sup>  
94.58 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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