Adams Close

Hartshorne, Swadlincote, DE11 7BL







This handsome village home is set in a lovely cul sac location offering an ideal family home with three good size bedrooms, a well appointed breakfast kitchen, lounge opening out to rear gardens, garage and drive, all perfectly placed for the local pub and countryside walks.

NO UPWARD CHAIN

Offers Over £250,000



Embrace village life by living in Hartshorne, the cricket pitch and pub are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a village primary school, two public houses, recreation facilities and public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshome is also well situated for ease of access to Calke Abbey, Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

A path to the front entrance door opens into a good sized hall with stairs to the first floor. The property has the luxury of under floor heating throughout the ground floor.

The well appointed kitchen has a smart range of base and eye level units with contrasting worktops over and tiled splash backs. Integrated appliances comprise an oven, hob, extractor, fridge freezer and dishwasher plus space for a washing machine. There is a tiled floor and front facing window.

Across the hall is a guest's cloakroom with a two piece suite.

The rear facing lounge extends to the full width of the property and has doors opening to the garden.

On the first floor landing are three bedrooms, the front facing master bedroom is a light room with two windows and has built in storage and all are served by the family bathroom with a bath, separate shower cubicle, pedestal wash hand basin and WC.

The rear garden has a paved patio area and lawn beyond with established borders, there is an oil tank and side access via a gate.

The property has the benefit of a driveway and single garage with an up and over door and useful side door, ideal for a car or extra storage.

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 and garage Electricity supply: Mains Water supply: Mains Sewerage: Mains

Heating: Oil (no mains gas in the village)

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

Our Ref: JGA/13082025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1 $^{\rm st}$ March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memora ndum being issued.













John German 🧐





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.

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.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.













John German

129 New Street, Burton-On-Trent, Staffordshire, DE14

01283 512244

burton@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