## **Main Street**

Swadlincote, Derbyshire, DE12 6LG





MOVE-IN READY for FIRST-TIME BUYERS, downsizers, or INVESTORS alike.

Offers over £170,000



Accommodation: The bright and airy living room welcomes you with its generous proportions and a large alcove where a traditional fireplace once stood - a lovely focal point that could easily be styled to suit modern living.

The heart of the home is the shaker-style kitchen, fitted with a range of wall and base units in an L-shaped design. It offers an integrated oven, induction hob, extractor fan, space for a washing machine, and excellent storage. The clever use of the understairs area, currently used as a walk-in style pantry, provides additional room for appliances and household essentials.

A handy hallway beyond the kitchen makes practical space for coats and shoes, leading to the modern family bathroom and back door. The bathroom is finished to a high standard, comprising a shower-over-bath, WC, hand wash basin, towel radiator, and two windows for natural light and ventilation. With floor-to-ceiling tiling around the bath and shower, the room combines style with easy maintenance.

Stairs lead up from the kitchen in a traditional cottage style, opening to two well-proportioned bedrooms. The primary bedroom is an excellent size, with plenty of space for a large bed and additional furniture. The second bedroom is also generously sized, making it ideal as a guest room, study, or hobby space, and includes a built-in cupboard for extra storage.

Outside: One of the standout features of this home is its beautiful rear garden. Leading out the back door is a raised decking area, perfect for outdoor dining. Beyond this is a pebbled section leading onto a long lawn with mature borders, shrubs, and colourful flowers that create a tranquil, private retreat. Several sunny spots provide inviting spaces to sit and enjoy the outdoors, while at the very end of the garden a bricked seating area offers picturesque views across a neighbouring field where horses graze - a truly peaceful outlook. Despite its convenient position on the main road, the garden feels surprisingly quiet and secluded.

The property is neutrally decorated throughout, offering a stylish, move-in ready interior. To the front is a green space with the potential to create off-road parking, subject to planning permission.

Situated in the lovely village of Overseal, the property is within walking distance of local shops, eateries, pubs, parks, a well-regarded primary school and the village church. It is also just a short drive from the nearby town of Burton upon Trent and

the historic market town of Ashby-de-la-Zouch, both of which offer excellent amenities, leisure facilities, and transport links.

This home offers the perfect balance of charm, practicality, and outdoorspace, set in a welcoming village community with easy access to surrounding towns.

**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: On road Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: South Derbyshire District Council / Tax Band A Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a> Our Ref: JGA27082025

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.

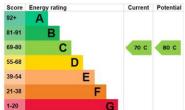
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.





rightmove 🗅







## John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

### 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