



Swadlincote Road

Woodville

Offers Over £185,000



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Tenure:
Freehold

Accommodation Details:

Formally Known as "The Old Butchers House" A Semi-Detached Three Bedroom Property With Private Driveway, Single Garage and Several Outer Buildings With Power and Including 3 Phase Electric (apart from the old fridge).

External and Approach

Set back from the road, leading to the front door is a brown UPVC with glazed panels. To the left hand side, there is a wooden pedestrian access gate leading through to the back garden.

Entrance Hallway

Once welcomed into the property we have a large entrance hall with stairs leading off to the first floor. You'll also find; decorative tiles to the flooring, neutrally painted walls, a radiator, a heating thermostat, smoke alarm and one pendant light to the ceiling.

Through Lounge Dining Room

11'11" x 30'3" (3.65 x 9.23)

This bright, spacious room is at the front of the property with two windows to the front aspect filling the room with plenty of natural light. This room has been neutrally decorated and there is carpet to the flooring. You will also find; a radiator, the main telephone point, a door to the cellar which is currently boarded up and used as a cupboard, a half glazed door into the living room and a patio door following through to the rear lobby. There is also a built in cupboard which houses the consumer unit along with meter readings (this property is on a Smart meter).

Additional Lounge

17'8" x 11'10" (5.40 x 3.62)

Large spacious living room set between the kitchen and dining room. There are two large windows in which one is looking out into the rear lobby, a boarded up fireplace and a half glazed

door leading into the kitchen. There is one radiator, TV aerial, coving and beige carpet to the flooring.

Kitchen

13'11" x 13'6" (4.25 x 4.12)

The kitchen is fitted with wooden wall and base units with wooden handles, composite off-white worktops with ceramic splash-back tiles above and space for a utility appliance below. There is also a double electric NEFF cooker, a four ring gas hob with extractor above, two large windows to the right and left-hand aspect, a sink and half with drainer and a hot and cold mixer tap, one radiator, and a wooden painted stable door leading out to the rear lobby.

Stairs and Landing

Stairs to the first floor are found in the entrance hallway. There is carpet leading up and continuing on the landing; there is a smoke detector, a radiator and window. You'll also find a loft hatch which has partially been boarded.

Bedroom One

11'3" x 10'8" (3.45 x 3.274)

A great size double bedroom to the rear of the property with built-in wardrobes with mirrored sliding doors. This room has two windows over looking the rear garden which floods this room with natural light. This room has been decorated neutrally and has carpet to the flooring, there is one radiator.

Bedroom Two

12'0" x 11'1" (3.67 x 3.38)

Having a large window to the front aspect, this is a generous bedroom which can easily fit a double bed along with two full height wardrobes and a set of drawers. This room has been decorated neutrally and there is one radiator.

Bedroom Three

8'0" x 11'10" (2.44 x 3.62)

A comfortable double bedroom decorated neutrally with laminate to the flooring. It has a large corner window to enjoy the views to the rear of the property. There is one radiator and a handy storage cupboard above the bulk head.

Tel: 01530 271313

Family Bathroom

10'10" x 5'10" (3.31 x 1.80)

This white four piece bathroom located upstairs is another great size with a bath to the right hand side with a hot and cold mixer tap, a single shower cubicle with glass screen surround, a WC with pull down flush and a wash basin with cupboard space below. This room has been neutrally decorated with full height tiles and has tiles to the flooring. There is a window to the right hand side with privacy glass, you'll also find a large storage cupboard with shelving. There is one radiator.

WC & Utility Room

Outside you shall find a separate outer building which houses the WC. Next door to the WC is a utility room which has plumbing for both a washing machine and dryer. The boiler is also located in this room.

Outside Space

The property enjoys an exceptionally large garden and is mainly patio so easy to maintain with turf to the right hand side with mature shrubs and tree borders. There are four outer buildings / workshops with power including 3 phase electric along with an old butchers fridge and a detached single garage with an electric up

and over door. This garden is North facing and is not overlooked by any neighbouring properties. This is right of way access through the garden for the neighbouring properties.

Post Code For Sat Navs

DE11 8DA

Local Authority & Council Tax Band

Band B

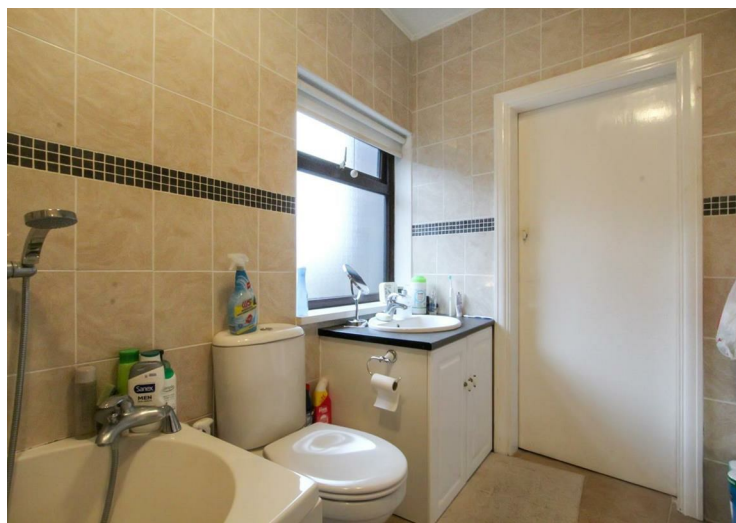
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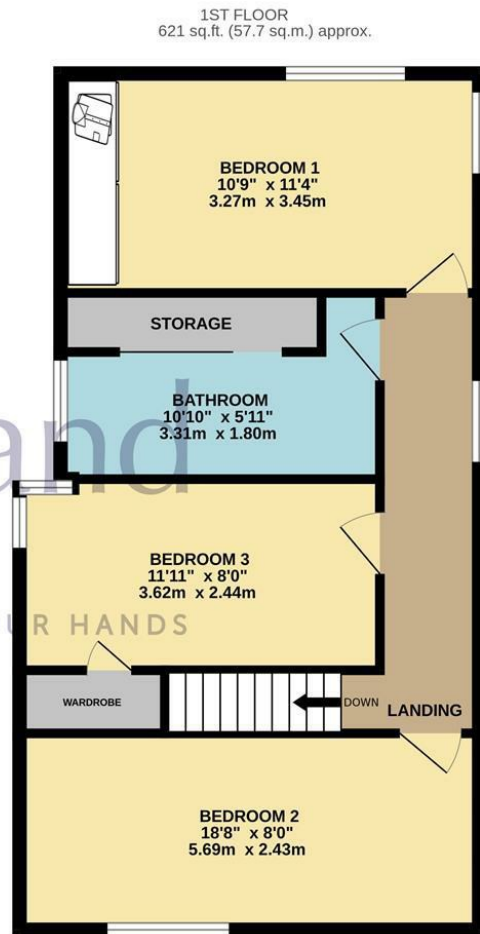
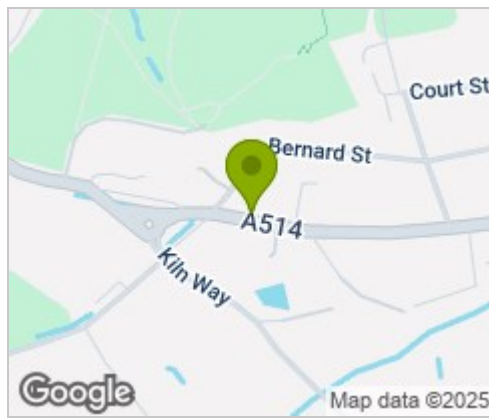
Property To Sell?

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Out Of Hours Contact Arrangements

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TOTAL FLOOR AREA: 1367sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Howland Jones Organisation Ltd,
73-77 High Street, Measham,
Swadlincote, Derbyshire DE12 7HZ.

01530 271313
info@howlandjones.com
www.howlandjones.com