

SCARGILL
MANN & CO

EST. 1995



7 Chimney Pot Lane

, Swadlincote, DE11 0FN

£210,000

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PROPERTY INFORMATION

This attractive modern semi-detached house is being sold with vacant possession. The property is in relatively good condition and presents an opportunity for first-time buyers and families alike seeking a home in a sought-after location close to local amenities.

The property offers three bedrooms, with bedroom one having a modern en-suite shower room for added convenience and privacy.

The kitchen offers direct access to the rear garden, and is fitted with a modern range of cabinets, and provides ample space for a table and chairs. Meanwhile, the separate reception room offers a peaceful and cosy area to relax and unwind after a busy day.

The property also includes a full enclosed garden, which could serve as a personal oasis or a safe playground for children. The inclusion of parking facilities further enhances the practicality of this home.

LOCATION

Its excellent location offers easy access to public transport links, nearby schools, and local shopping amenities.

ENTRANCE HALL

6'10" x 4'3" (2.1m x 1.3)

With a welcoming entrance to the property, having a door through to the lounge and a door to:-

GUEST CLOAKROOM

6'0" x 2'7" (1.83m x 0.79m)

Appointed with a pedestal sink having tiled splashback, a wc, and a window to the front aspect

LOUNGE

16'0" x 15'5" (4.88m x 4.72m)

Having stairs off to the first floor, window to the front aspect and a wide opening into the:-

KITCHEN DINER

16'2" x 9'3" (4.93m x 2.82m)

Fitted with a modern range of neutral base cupboards and drawers with matching eyeliner cabinets. Worktops incorporate a four-ring gas hob and stainless steel sink with a drainer. A window looks out over the rear. There are spaces for appliances, integrated oven and French doors open into the garden

LANDING

Having a useful over stairs storage cupboard and all doors lead off

BEDROOM ONE

11'5" x 9'1" (3.5m x 2.77m)

With a window to the rear aspect, radiator, ceiling light point and a door opening into:-

EN SUITE SHOWER ROOM

6'7" x 3'8" (2.03m x 1.12m)

Equipped with a large shower, pedestal wash hand basin, and W.C. There are tiled surrounds, a window to the side aspect and light points

BEDROOM TWO

9'3" x 8'0" (2.84m x 2.44m)

With a window to the front aspect, ceiling light point, and a radiator

BEDROOM THREE

11'3" x 7'6" (3.43m x 2.29m)

With a window to the front aspect, ceiling light point and radiator

BATHROOM

6'0" x 6'2" (1.83m x 1.9m)

Comprised of a panelled bath, pedestal wash hand basin and w.c. An obscure window looks out over the rear and there are tiled surrounds.

OUTSIDE

FRONT

To the front is a dwarf wall with railings and steps leading to the entrance door. Adjacent is a tarmac driveway with a carport, which provides parking for vehicles.

REAR

To the rear is a fully enclosed garden with a fenced boundary and gate leading to the side drive. The garden is laid to lawn with space for shed or greenhouse.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

We believe there is an estate charge with Forest Grange (Swadlincote) Management Company Limited (Co. Regn. No. 09882306) - we currently investigating these charges.

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

super fast, available with up to 1800 mbps downloads

Tel: 01283548194

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band B

CURRENT UTILITY SUPPLIERS

Gas - Mains

Electric Mains

Water - Mains

Sewage - Mains

Broadband supplier - unknown

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/>

[Schoolsandcolleges/Find-a-school.aspx](https://www.staffordshire.gov.uk/Schoolsandcolleges/Find-a-school.aspx)

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

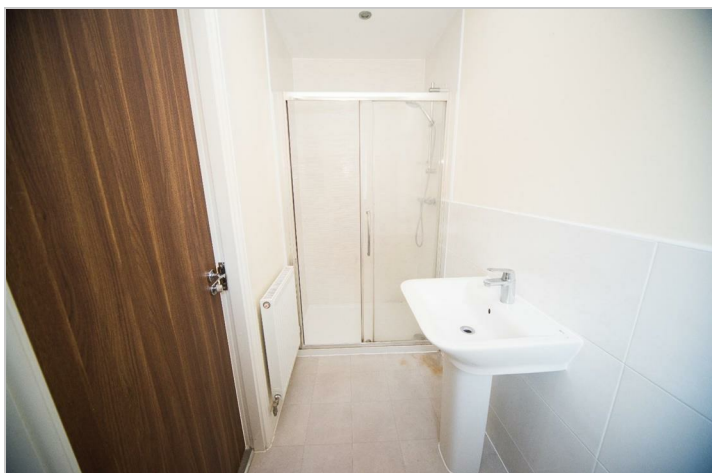
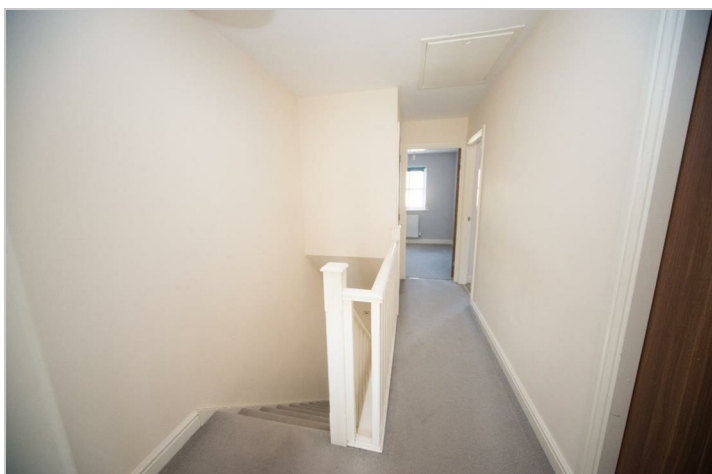
<http://www.derbyshire.gov.uk/>

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 26/05/2025) DRAFT



Road Map



Hybrid Map



Terrain Map



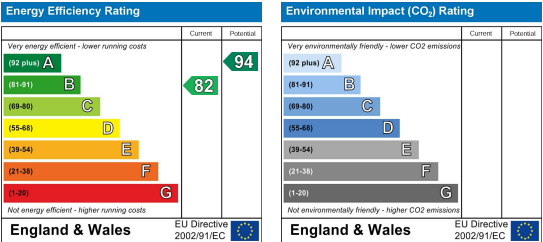
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.