



17 Potters Croft

| DE11 0WD | Offers Over £300,000

ROYSTON
& LUND

- SOLD WITH NO UPWARD CHAIN
- Four Bedrooms
- Downstairs WC
- Driveway and Garage
- EPC Rating D - Freehold
- Detached Family Home
- Lounge, Dining Room and Conservatory
- En-suite Shower Room
- South Facing Landscaped Rear Garden
- Council Tax Band D





NO UPWARD CHAIN

A family home situated on a lovely quiet cul-de-sac in Swadlincote, close to the countryside. The property is immaculately presented throughout and benefits from off street parking and a single integral garage.

Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen, lounge and stairs to the first floor. The kitchen benefits from an integrated low level oven and hob with space for further free standing appliances, the lounge has a feature fireplace and the dining room allows access into the conservatory.

To the first floor there are four well proportioned bedrooms and a three piece bathroom consisting of a bath, WC and wash basin. The main bedroom benefits from built in wardrobes and an en-suite shower room, while there is also built in storage space to bedroom two.

To the rear there is an enclosed south facing landscaped garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.

Situated within close proximity of local amenities and within easy reach of Ashby, Burton on Trent and the A42.



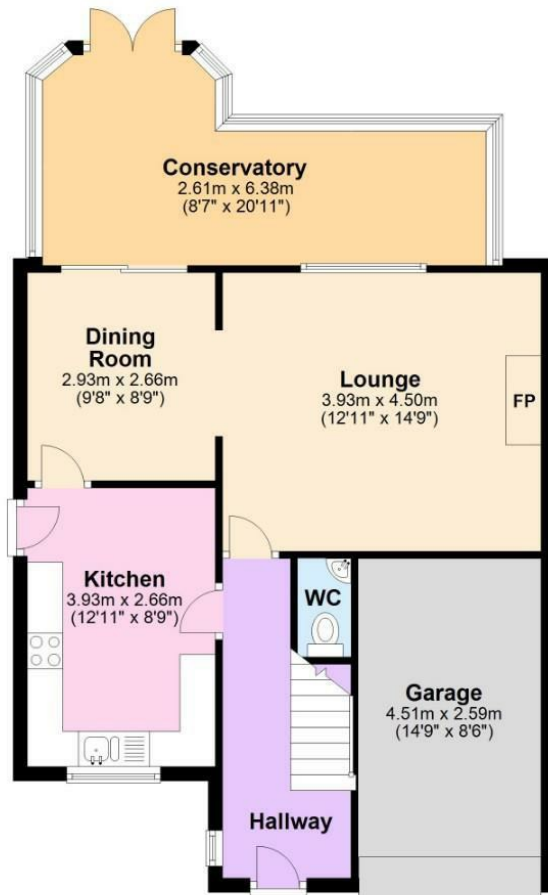
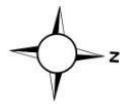


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

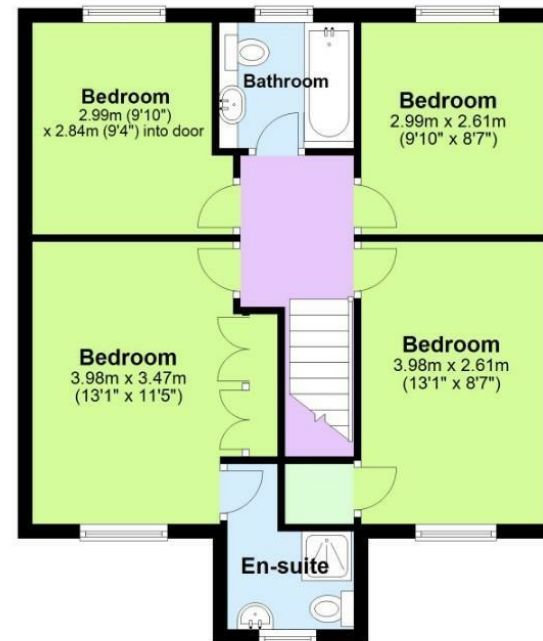
Ground Floor

Approx. 72.6 sq. metres (781.4 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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