



Tower Road, Hartshorne, Swadlincote, DE11 7EU

Asking Price £210,000

Nicholas
Humphreys

Tower Road, Hartshorne, Swadlincote

Located along this semi rural road, a generously proportioned semi detached home offering versatile accommodation with uPVC double glazing and solid fuel central heating system. To the front elevation the home is set back behind a gated block paved driveway leading to the single garage and entrance door to the kitchen. The internal accommodation in brief offers a dual aspect open plan lounge diner with an attractive rear bay window overlooking the extensive garden and the focal point being the multi fuel stove with back boiler supplying the radiators throughout the home.

The modern fitted kitchen offers a selection of fitted units with built-in oven and electric hob with an angled extractor fan above and further freestanding appliance spaces, with an internal door to the guest cloakroom, WC.

On the rear aspect is a rear porch with uPVC doors to the rear garden. The master bedroom is set on the rear aspect overlooking the garden and views beyond with an airing cupboard housing the hot water cylinder. There are two further bedrooms and modern refitted bathroom with an electric shower set above the bath. Outside the block paved driveway offers parking for a variety of vehicles with a double door garage providing access to the rear garden mainly laid to lawn.



The Accommodation

The internal accommodation offers a dual aspect open plan lounge diner with an attractive rear bay window overlooking the extensive garden, laminate flooring, under stairs storage cupboard, and the focal point being the multi fuel stove set within the chimney breast with back boiler supplying the radiators throughout the home. There is no mains gas along this road.

The modern fitted kitchen offers a selection of fitted units with built-in oven and electric hob with an angled extractor fan above, and further freestanding appliance spaces for fridge freezer, washing machine, with an external door to the front driveway & an internal door to the guest cloakroom fitted with a low level WC.

On the rear aspect is a rear porch with uPVC doors to the rear garden and rear hallway with stairs rising to the first floor landing. The master bedroom is set on the rear aspect overlooking the garden and views beyond with an airing cupboard housing the hot water cylinder supplying hot water without the need for the solid fuel burning stove.

There are two further bedrooms across the front aspect and modern refitted bathroom, with a three piece white bathroom suite with an electric shower set above the bath, hand wash basin and WC, finished with a stylish light grey wall tile and towel radiator. The home has uPVC double glazing throughout the property with radiators within every room, supplied by the solid fuel burning stove.

Outside the block paved driveway offers parking for a variety of vehicles with space for log store and coal bunker, the double door single garage also providing access to the rear garden mainly laid to lawn, shown on the left side of the central pathway. (the garden is currently open plan with the neighbour)

Located in Hartshorne village, within easy reach of the market towns of Ashby & Swadlincote offering a wide range of conveniences and amenities, with "Calke Abbey" within a short drive, providing delightful country walks among South Derbyshire's stunning countryside.

Rear Porch

Lounge

4.14m max into recess x 3.63m (13'7 max into recess x 11'11)

Dining Room

5.11m x 2.54m (16'9 x 8'4)

Kitchen

3.48m x 2.82m (11'5 x 9'3)

Guest Cloakroom WC

First Floor

Master Bedroom

3.66m'0.00m x 3.00m max into recess (12'0 x 9'10 max into recess)

Bedroom Two

3.05m x 2.54m (10'0 x 8'4)

Bedroom Three

2.57m x 1.96m (8'5 x 6'5)

Bathroom

2.82m max x 1.98m max (9'3 max x 6'6 max)

Measurements at widest points.

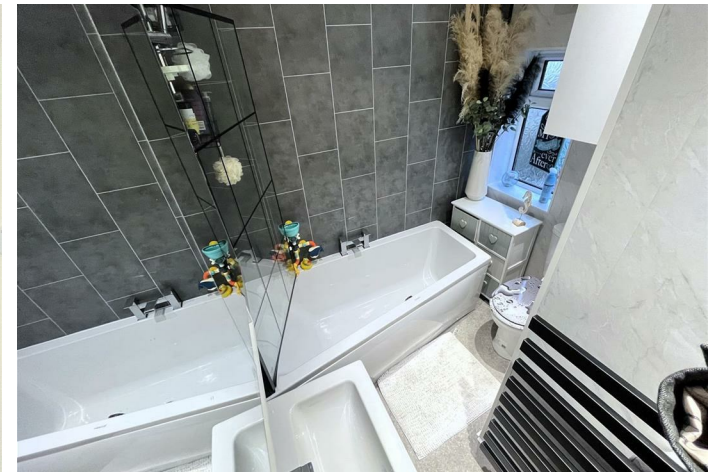
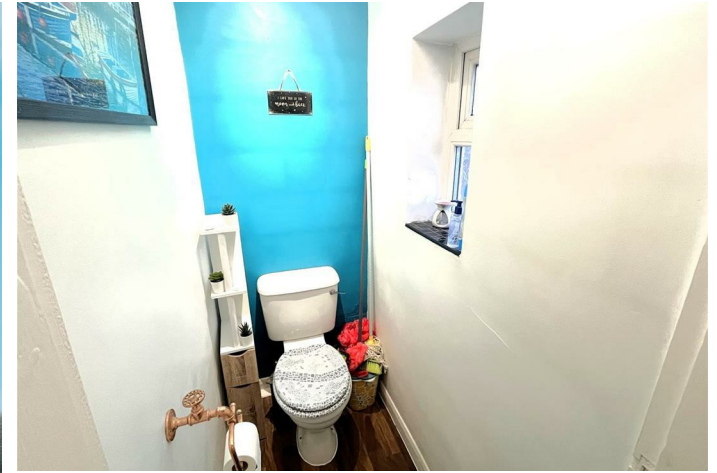
Garage

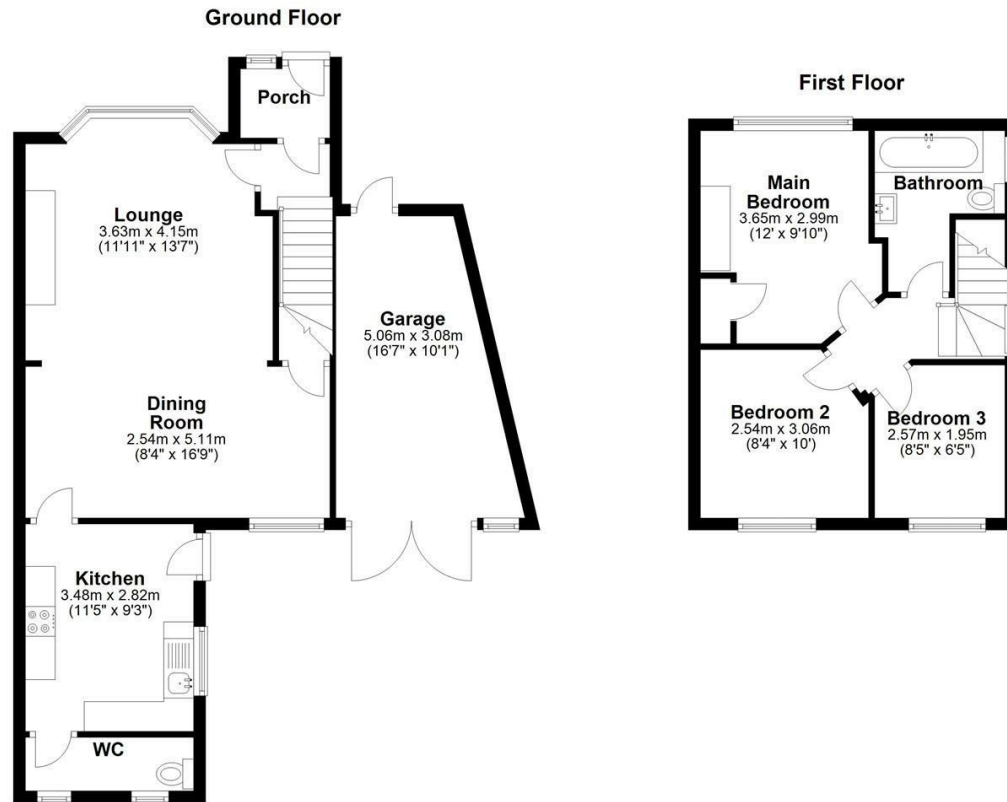
5.05m max x 3.07m at mid point approximate (16'7 max x 10'1 at mid point approximate)

Angled garage dimensions taken approximate

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



Council Tax Band A
Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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