



## Austrey Lane, Appleby Magna, Swadlincote

Offers In The Region Of £599,950

- Detached Bungalow
- Potential to add value
- Fantastic transport Links for A42
- Multiple Outhouses
- EPC Rating E
- 1.20 acre plot
- Countryside Views
- No Upward Chain
- Freehold
- Council Tax Band E

# 6 Austrey Lane, Swadlincote DE12 7AR

Calders are pleased to offer to the market this excellent opportunity to to acquire a detached bungalow that sits on a 1.20 acre plot. The property benefits from several outhouses that could be used for a multitude of reasons and could even offer the possibility to develop (subject to planning) Situated for fantastic transport links for the A42.

The property consists three well proportioned bedrooms, lounge, study, kitchen breakfast room, bathroom, 2 x separate WC, utility room and a rear porch. To the side there is an integral garage, detached double garage, three stores, a summerhouse, workshop and two further store rooms.

The property is in need of a full refurbishment and offers a buyer potential to add value.



Council Tax Band: E







## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

