



Mount Road, Swadlincote



£215,000



## Key Features

- Double Fronted Semi Detached Cottage
- Original Features
- Three Bedrooms
- Large Lounge
- Kitchen/Diner - With Beamed Ceiling
- Garden Room & Utility
- EPC rating D
- Freehold





Situated in a semi rural setting at the edge of Castle Gresley, in the National Forest, the property is within walking distance of open countryside yet is only a short car journey from Swadlincote and wide range of amenities. It is also well placed for access to the commuter routes.

To the front there are steps to the front door, which opens to the lounge. This has a picture rail and an ornate, solid wood feature fireplace with tiled back. A doorway from here leads to the kitchen/diner, with a beamed ceiling and solid wood bespoke base units that include a built in hob, electric oven and fridge. There's also a feature, cast iron fireplace, stairs off to the first floor and a door to the garden room. Located to the rear this has a pantry off, and a utility area which leads to the bathroom. The bathroom has a bath with a mains shower, vanity wash basin and WC. There's also a stable door form the garden room to the garden.

To The first floor, the master bedroom, a generous double, is located to the front and has a feature cast iron fireplace, as does bedroom two, which is also a double with exposed floorboards and a built in wardrobe. Bedroom three is a single that overlooks the garden , has built in wardrobes and is currently used as a dressing room. Finally, there's a separate WC with wash basin.

To the front there is a block paved parking space, there is ample road parking outside the property and the road is a 'no through' road, so passing traffic is significantly reduced, along with a side access leading to a gate to the rear private and not overlooked, enclosed rear garden. This has a patio, lawn and established borders and beds, along with

a summerhouse.

**SERVICES:** Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. **MEASUREMENTS:** Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

The property is within South Derbyshire District Council and is listed as a band A property at <https://www.gov.uk/council-tax-bands>.



### Room Sizes

Lounge 3.53m x 4.12m (11.6ft x 13.5ft)

Kitchen/Diner 3.06m x 4.14m (10ft x 13.6ft)

Garden Room 4.47m x 2.77m (14.7ft x 9.1ft)

Master Bedroom 3.5m x 4.1m (11.5ft x 13.5ft)

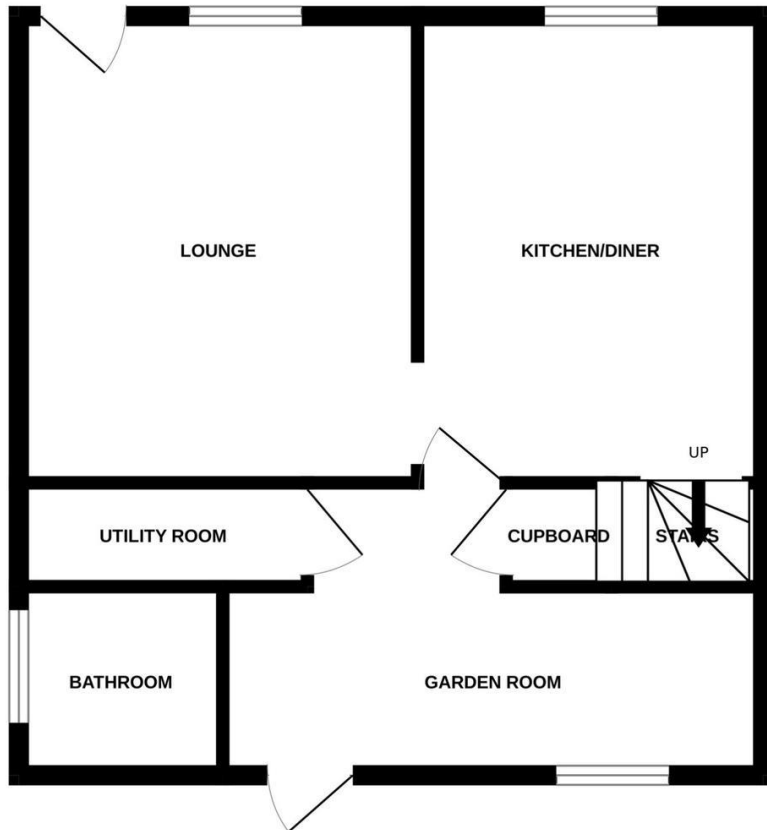
Bedroom Two 3.06m x 4.1m (10ft x 13.5ft)

Bedroom Three 3.09m x 1.81m (10.1ft x 5.9ft)





GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

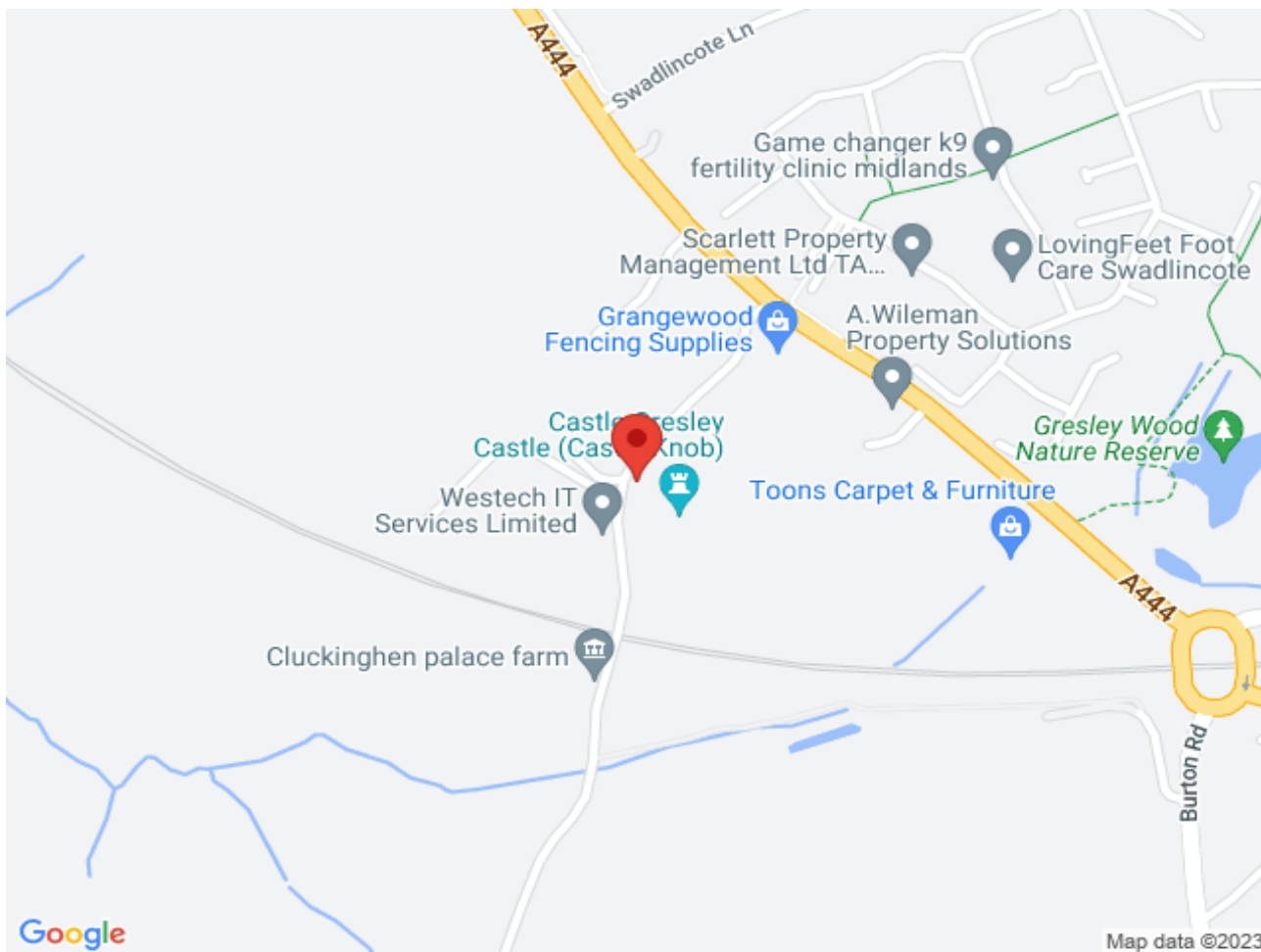


1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
14 The Green, Swadlincote

