

26 Burton Road, Swadlincote, DE12 6LQ

£1,300 PCM





**\*\*360 VIRTUAL TOUR\*\***

ABODE Lettings is delighted to present this beautifully renovated four-bedroom detached property, available for the first time. The home has been completely refurbished, preserving its charming character features. Highlights include a spacious kitchen and dining area, four double bedrooms, a newly installed boiler, and convenient access to local amenities and transport links. The property also boasts an impressive three-piece family bathroom and a generous living room. Outside, there is off-road parking and a front garden.

Call ABODE Lettings to arrange your viewing!

**Accommodation**

**Entrance Hall**

With front entrance door, stairs rising to the first floor and an opening leading to the dining room.

**Dining Room**

With double glazed window to the front elevation, central heating radiator, recessed spotlighting, flagstone flooring, an opening leads to the kitchen and doors lead off to the living room and WC/cloaks.

**Kitchen**

With a selection of matching wall and base units, having a straight edge preparation work surface, ceramic sink with mixer tap and drainer, integrated fridge freezer and dishwasher, central heating radiator, double glazed window the front elevation, door leading to the carport, recessed spotlighting and flagstone flooring.

**WC/cloaks**

With central heating radiator, low level WC, wash hand basin with mixer tap and a double glazed window to the rear elevation with opaque glass.

**Living Room**

With central heating radiator, double glazed windows to the side and front elevation and a chimney breast with opening for a log burner.

**First Floor**

With central heating radiator, loft hatch and doors leading off to:





## Outside

The outside of the property to the front elevation offers a laid to lawn garden with gravelled driveway adjacent and access to car port.

### Master Bedroom

With central heating radiator and double glazed windows to the front and rear elevation.

### Bedroom Two

With central heating radiator, double glazed window to the side elevation and a fitted storage cupboard.

### Bedroom Three

With central heating radiator, double glazed window to the side elevation and a built in wardrobe.

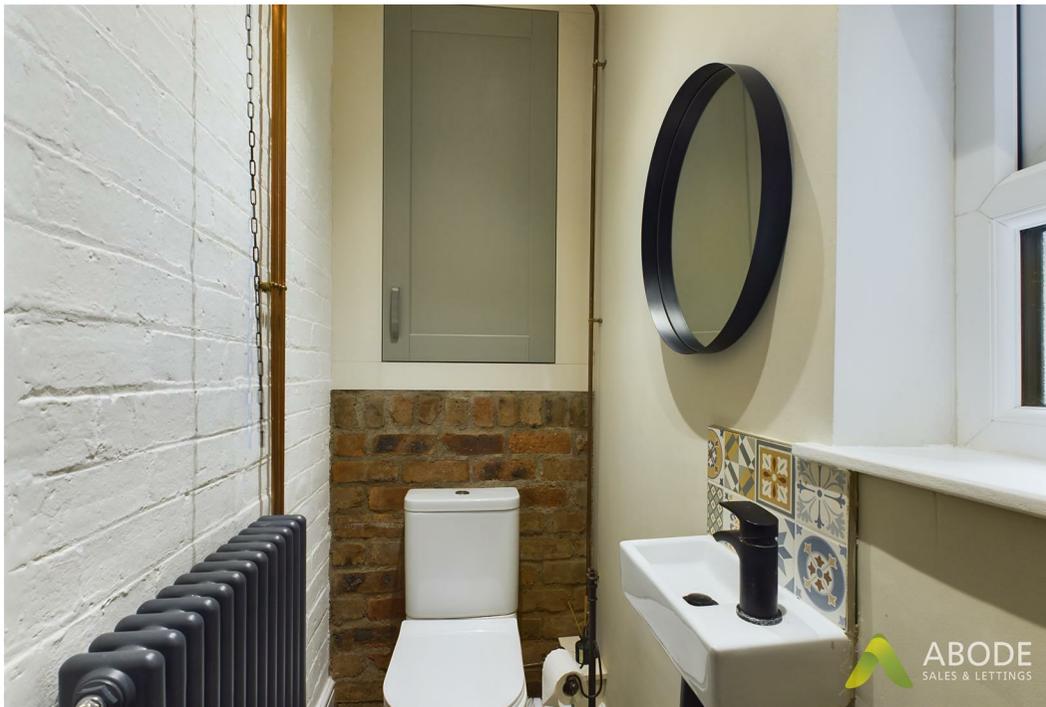
### Bedroom Four

With central heating radiator, double glazed window to the front elevation and a built in wardrobe.

### Family Bathroom

With a three piece suite comprising: low level WC, wash hand basin with mixer tap, bath with individual hot and cold tap with shower over, tiled splash backs, heated ladder towel rail, recessed spotlighting and a double glazed window to the rear elevation.

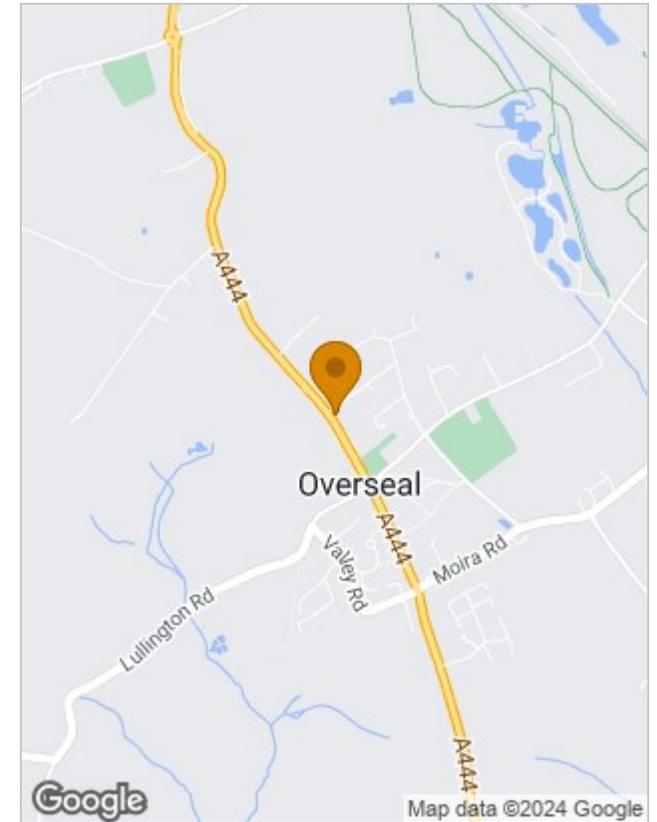




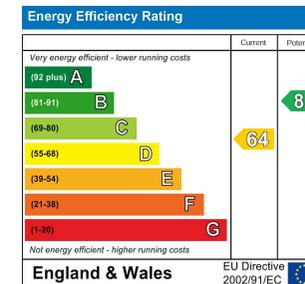
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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