



17 School Close
Albert Village, DE11 8FD
Reduced to £219,950

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properties 

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*** LIZ MILSOM PROPERTIES *** are delighted to offer for sale this well equipped, THREE BEDROOM DETACHED FAMILY HOME with GARAGE and drive way for two cars and additional front off road parking. Pleasantly located in a QUIET CUL-DE-SAC LOCATION, with the added benefit of NOT BEING OVERLOOKED to the rear, as it has an OPEN ASPECT. Primary School within easy walking distance. Good (Last Ofstead inspection: 24 October 2019) UPVC replacement double glazing & gas central heating. Ready to move into accommodation with the 'Hive' system, which can be operated remotely, great benefit in the winter months: Reception Hall, spacious Lounge, splendid fitted Howdens Dining Kitchen with appliances & patio doors to rear garden. To the first floor there are two DOUBLE bedrooms and one single bedroom, completing the accommodation is the family bathroom including shower. Low maintenance rear garden, modern security system. This property is in very good condition throughout and has been lovingly looked after by the current owners. EPC rating D - Council Tax C - North West Leicestershire Council. Ashby school catchment area. Excellent small village location, with excellent Woodland walks within easy walking distance together with Albert Village lake, but close to the amenities of Swadlincote. Excellent commuter links with easy access to the A444, A511 and M42 at Ashby-de-la-Zouch. With MOTIVATED SELLERS - VIEWING IS HIGHLY RECOMMENDED

- Detached 3 bedroom family home
- National Forest village location
- Gas central heating & double glazing
- 2 double bedrooms & single bedroom
- Low maintenance rear garden
- With splendid Howden Kitchen/diner
- Quiet cul-de-sac location with open aspect
- Spacious Lounge, Family bathroom
- Family bathroom including shower
- Shared driveway to garage, VIEW EARLY



Location

Albert Village is a small post-industrial village in Leicestershire, England and is located approximately 1.5 miles from the town of Swadlincote. The village is home to Albert Village Lake, a 1.3 mile pathway and is also located close to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. Conkers Discovery and visitors centre is within walking distance, alongside, public house and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre)

Located within a few minutes walk of Swadlincote town centre which provides a range of excellent amenities including, shops, supermarkets, a leisure centre and the ever popular ski centre. Situated within a short proximity of excellent road networks, the closest being the A444 trunk road with direct routes to both Burton upon Trent and Tamworth, both with mainline railway stations, the A511 is just a short travel distance away, offering easy access to Ashby de la Zouch with easy access to the M42 and the nearby cities of Derby and Leicester.

The well presented Ground floor accommodation

Entrance hall

Taking you into the property is double glazed UPVC door in a dark brown wood effect with a decorative arched frosted glazed panel. The hallway houses the property electricity fuse board, radiator, a ceiling light point, room thermostat control panel and carpeted stairs lead of to the first floor.

Spacious Lounge

11'3 x 16'0 (3.43m x 4.88m)
Leading off from the hallway, is the spacious family lounge with a recently fitted (2019) feature fireplace with a coal effect gas fire in an attractive chrome and black surround within the fireplace height dado rail, decorative coving to the ceiling, one ceiling light point and radiator. There is a feature bow window to the front aspect and a door leading to the useful under-stairs storage cupboard and a door leading through to the splendid fitted kitchen diner.

Splended fitted Howdens Kitchen/Diner

14'6 x 9'6 (4.42m x 2.90m)
The splendid kitchen diner is located to the rear of the property and spans the full width of the house and has a large ceramic tiled floor. There are an extensive range of high gloss wall and floor mounted panelled units in grey as supplied by Howdens with ample wooden work surface areas and there is an integrated double electric oven with a four ring gas hob and extractor hood above. Stainless steel sink and drainer with a contemporary chrome mixer tap There are additional units which incorporate the American fridge/freezer which may be acquired by separate negotiation. There is a recently fitted (2017) set of double glazed UPVC sliding doors with chrome handles and there is a double glazed window over looking the back garden. You will also find; the gas boiler which was fitted in May 2019, which is carefully concealed behind a matching door front.

Stairs to first floor and Landing

There is an access to the loft hatch, one ceiling light point and a UPVC

double glazed window to left-hand elevation with frosted patterned glass. Built in airing cupboard housing the hot water tank and shelving for linen. All doors lead off to the three bedrooms and the family bathroom.

Master double bedroom

15'4 x 8'3 (4.67m x 2.51m)
To the front of the property is a spacious master bedroom with a double glazed UPVC window to the front elevation, radiator and one ceiling light point. Having a recessed wall which is perfect for a large wardrobe, if required.

Double Bedroom 2

8'3 x 10'4 (2.51m x 3.15m)
To the rear of the property and overlooking the back garden with lovely open views, the second bedroom is also a double and has a large UPVC window, radiator and one ceiling light point and fitted carpet.

Bedroom 3

6'0 x 10'9 (1.83m x 3.28m)
Bedroom three is a good sized single bedroom with a double glazed UPVC window to the front aspect, radiator and one ceiling light point. The current sellers use this room as a dressing room as it suits their current needs.

Family bathroom

6'0 x 5'5 (1.83m x 1.65m)
With three piece white suite comprising of WC, pedestal wash hand basin and panelled bath with telephone style mixer tap arrangement, electric shower over, the bath with rail and curtain arrangement. Opaque window to rear aspect, tiled floor and attractive tiling to walls.

Outside - Front garden

The property is set well back from the road, having a gravelled area for the additional off road parking for one vehicle. The front garden comprises of shrubs, raised beds with lavender and other plants, the rest of gravelled for ease of maintenance. There are also external power points at front/driveway perfect for a jet washer or lighting always very useful.

Side driveway to the left of the property

Provides ample off road parking and leads to the garage to the rear.

Single garage in block

Garage: With a pitched roof and open storage above, there is an 'Up-and-over manual front garage door, power and light supply side service door to the rear patio/garden and a single glazed wooden window.

Fully enclosed low maintenance rear garden

The private garden comprises of an extensive patio area. The recently acquired summerhouse may be available via separate negotiation, being an ideal benefit for relaxation. There is also an outside cold water tap, external power points perfect for lighting or for the use of an other electrical gadgets and a side access gate through to the driveway. Panelled fenced boundaries with views over the rear playing field which we believe belongs to the School.

Viewing Strictly Through Liz Milsom Properties

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Making an offer

As part of our commitment to our Vendors, we ensure that all potential buyers are in a position to proceed with any offer they make. Therefore we will ask to see evidence as to how the purchase is going to be funded. If it is an outright cash purchase, we will ask you to confirm the source and availability of your funds, in order for us to present your offer in the best possible light to the Vendor(s).

Additional information

Note that the property has a modern security system fitted in 2019 with four cameras which we believe will be staying with the property. The replacement UPVC windows and doors were fitted in around 2015. The playing field at the rear of the property belongs to the local school, so is unlikely to be developed upon.

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.

Disclaimer

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.

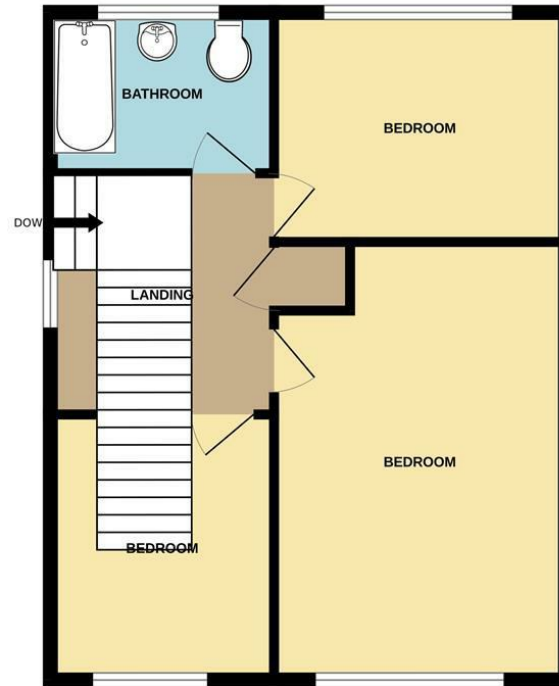
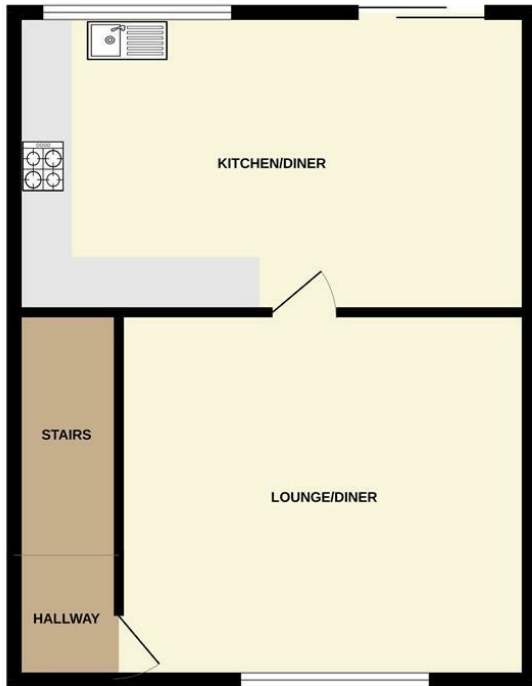
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GROUND FLOOR

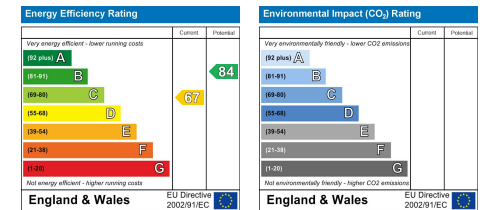
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Directions

For SAT NAV purposes use DE11 8FD



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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

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