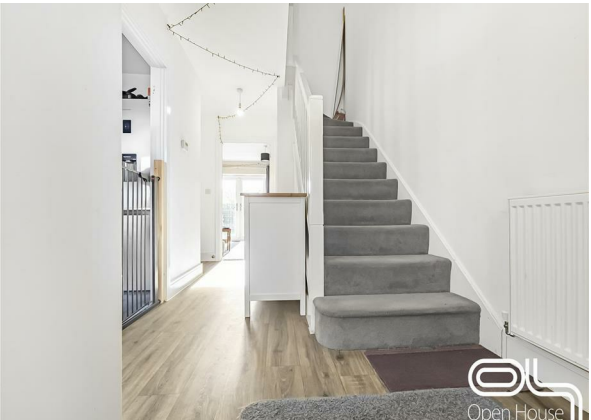


Furnace Lane, Castle Gresley, DE11 9QF
Offers Over £220,000
Council Tax Band: C

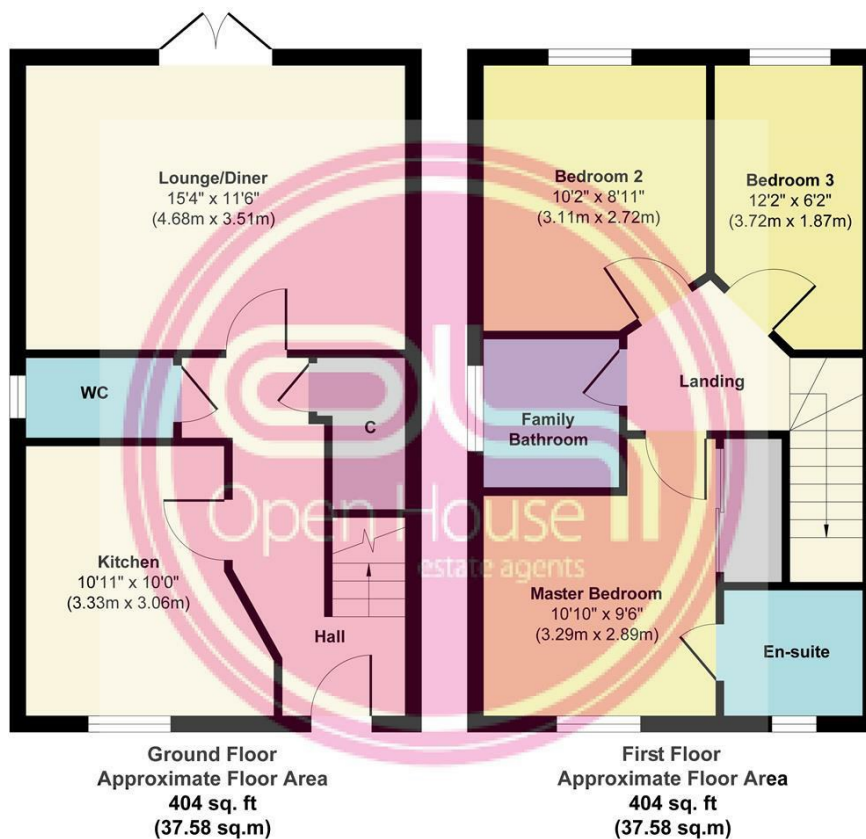


Welcome to this well-presented three-bedroom semi-detached property which is situated on the highly sought after Manorfields Estate in Castle Gresley. The property benefits from a large landscaped plot with 4 parking spaces, and views overlooking the fields. As well as this, just on the other side of this small development is a new Aldi Store for convenience. The property also benefits from fantastic transport links for the M42, A511 and A38, and is near to the town centres of Swadlincote Ashby-de-la-Zouch, and Burton on Trent.

In brief the property comprises entrance hallway, kitchen, downstairs WC, living room, three bedrooms including the master with en-suite, and family bathroom. Outside there is a garden office, insulated with power and lighting, an enclosed rear garden, plus off-road parking for four vehicles.

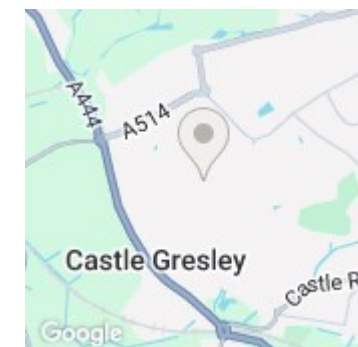


Open House Burton & Swadlincote



Approx. Gross Internal Floor Area 808 sq. ft / 75.16 sq. m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	