



72 Main Street, Netherseal, Derbyshire, DE12 8DB

HOWKINS &
HARRISON

72 Main Street,
Netherseal,
Derbyshire, DE12 8DB

Guide Price: £475,000

A spacious and well-designed detached family home set in the heart of the sought-after village of Netherseal, enjoying generous accommodation of over 2100 sqft and offered to the market with no upward chain.

The property features a superb 21ft dual aspect sitting room, two further reception spaces including a formal dining room and a versatile office, together with a breakfast kitchen, utility room and WC. Upstairs the layout provides four well-proportioned bedrooms, with bedroom one enjoying a dressing area and en-suite, complemented by a separate family bathroom.

Outside, the property benefits from a wide driveway, an attached double garage and a well-tended rear garden offering excellent privacy.

Perfectly positioned within this attractive village, it offers an ideal blend of space, practicality and rural village living



Location

Netherseal is a charming South Derbyshire village set close to the Leicestershire border, known for its attractive rural surroundings and strong community feel. The village offers everyday conveniences including a well-regarded primary school, village hall, parish church and the popular Sealwood Cottage tearoom nearby, with wider amenities easily accessible in Swadlincote, Ashby-de-la-Zouch and Burton upon Trent. Excellent road links via the A444, A511 and M42 place the village well for commuters, providing straightforward access to regional centres. The surrounding countryside and nearby woodland walks add to the appeal, making Netherseal a consistently sought-after village for families and professionals.

Distances

Swadlincote – 4 miles

Ashby-de-la-Zouch – 4 miles

Tamworth – 12 miles

Lichfield – 13 miles

East Midlands Airport – 17 miles

Birmingham Airport – 27 miles



Accommodation Details – Ground Floor

Stepping through the front door, you enter a central hallway with doors leading to all of the main ground floor rooms. To the left is the sitting room a generous 21ft dual aspect space featuring a large brick fireplace, windows to the front elevation and sliding doors to the rear garden. Directly ahead, a set of double doors opens into the formal dining room, a well-proportioned room positioned to enjoy a pleasant outlook over the rear garden. Returning to the hallway, a door to the right gives access to the breakfast kitchen, fitted with a generous range of wall and floor mounted units, ample preparation surfaces and integrated appliances. The adjoining utility room provides further storage and appliance space and provides a door leading outside. A cloakroom WC is also positioned off the hallway which has a large storage cupboard and door to a third versatile reception room/home office.

First Floor

The staircase rises from the main hallway to a first-floor landing, which includes a built-in cupboard and provides access to all four bedrooms and the family bathroom. Bedroom one benefits from its own dressing area and an en-suite shower room, creating a comfortable main suite. The remaining three bedrooms are all well proportioned and offer good flexibility, served by the separate family bathroom.

Outside

Outside, the property is approached via a wide, block-paved driveway providing ample parking in front of the attached double garage with electrically operated doors. The rear garden is enclosed, well-tended and enjoys a good degree of privacy, laid mainly to lawn with patio seating areas and established borders.



Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not currently connected to the property.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax Band - Band - F

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.