



Sinclair

40 Via Devana, Moira, Swadlincote, Derbyshire, DE12 6BE

Offers In Excess Of
£290,000

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Property at a glance

- No Upward Chain
- Detached House
- Garage & Parking
- Council Tax Band*: D
- Three Bedrooms
- En-Suite & Bathroom
- Ground Floor W.C
- Price: £290,000

Overview

* OFFERED WITH NO UPWARD CHAIN* A FANTASTIC OPPORTUNITY to make this THREE BEDROOM DETACHED FAMILY HOME in need of modernisation your own! Comprising; entrance hall, ground floor w.c, bay fronted lounge with open plan dining room and separate 15" kitchen breakfast room with stairs rising to the first floor landing giving way to three good sized bedrooms including the en-suite shower room and family bathroom respectively. Externally the property benefits from a sunny aspect rear garden and ample frontage able to accommodate off road parking and access to the garage. Situated within popular cul-de-sac location in the sought after commuter village of Moira, early viewings come highly advised to avoid disappointment. EPC RATING C.

Location**

Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities together with road links to the A42 dual carriageway and East Midland conurbations. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths, Conkers and Hicks Lodge Cycle Centre. The village boasts a local supermarket, post office, public houses, modern village hall 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).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a timber front door with an inset opaque double glazed panel, having an inset footwell and stairs rising to the first floor.

Ground Floor WC

Comprising a low level w.c, pedestal wash hand basin, tiled splashbacks and opaque uPVC double glazed window to front.

Lounge

12'0" x 15'6" (into bay) (3.66m x 4.72m (into bay))

Enjoying a uPVC double glazed bay window to front, coving, Adam style fireplace hosting an electric effect fireplace and opening into the dining room.

Dining Room

8'4" x 10'3" (2.54m x 3.12m)

Having coving and uPVC French doors accessing the rear garden.

Kitchen/Breakfast Room

15'0" x 10'0" widening to 11'7" (4.57m x 3.05m widening to 3.53m)

With a range of wall and base units comprising a one and a half bowl sink and drainer unit, four ring gas hob with electric oven and grill, tiled splashbacks and extractor hood over, with two uPVC double glazed windows to both rear and side, timber framed door with inset opaque double glazed panel accessing the rear garden and benefitting from understairs storage, space and plumbing for appliances.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprise a loft hatch and airing cupboard which in turn houses the hot water cylinder.

Bathroom

7'4" x 7'9" (2.24m x 2.36m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, part tiled walls, panel bath, extractor fan, shaver point and opaque uPVC double glazed window to rear.

Bedroom One

9'5" x 10'3" (2.87m x 3.12m)

Having uPVC double glaze window to front and a range of fitted wardrobes.

En-suite

5'6" x 6'4" (1.68m x 1.93m)

This three piece suite comprises a low level w.c, shower enclosure with thermostatic mixer tap, inset wash hand basin, extractor fan and opaque uPVC double glazed window to front.

Bedroom Two

8'0" x 20'11" (2.44m x 6.38m)

Enjoying a uPVC double glazed window to front and side, and further timber framed sky light to rear, and benefitting from a fitted desk and eaves storage.

Bedroom Three

8'4" x 8'9" (2.54m x 2.67m)

Having uPVC double glazed window to rear and fitted wardrobes.

OUTSIDE

Rear Garden

Enjoying side gated access and surrounded by timber close board fence panelling, the garden features a lawn edged with bark chip and stone shingling and having an area of paving slabs offering a modest seating area.

Integral Garage

Benefitting from both light and power and accessible via an up and over door to front and timber framed door to side.

Front

A Tarmacadam driveway offers parking and sits adjacent to paved walkway accessing the front door with an adjacent lawn edged with shrubs and trees.



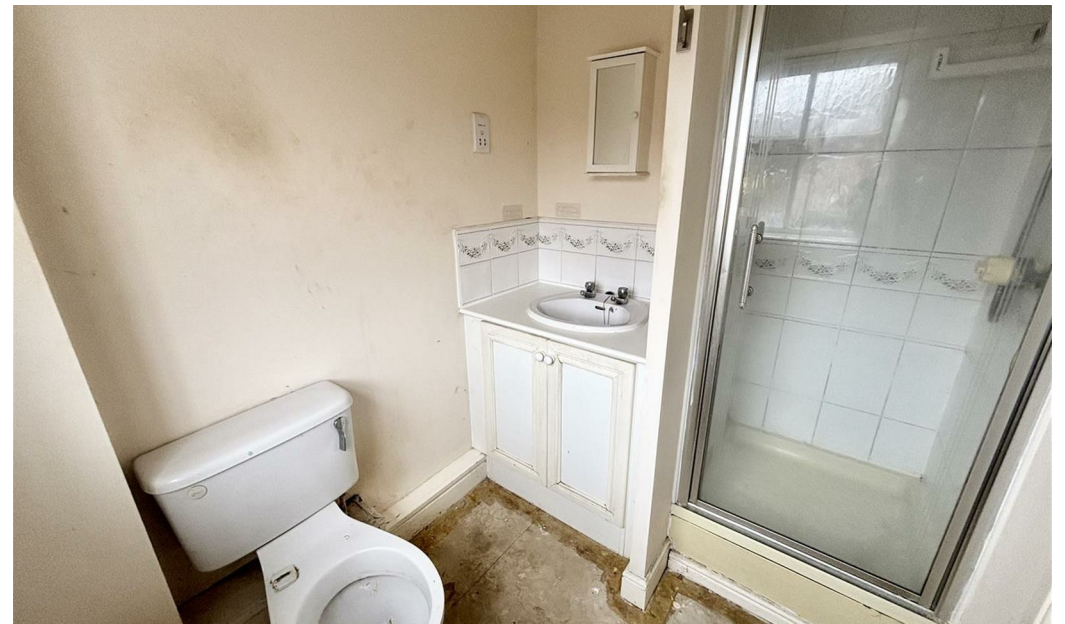
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Thinking of Selling?

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