



Ticknall Road  
Hartshorne Swadlincote

ashley  
adams



### Property Description

A beautifully presented, refurbished double fronted cottage in desirable location with well proportioned rooms throughout and off-road parking to front. The property has a wealth of character features, an LPG gas fired central heating system and newly installed windows and doors with accommodation briefly comprising: - open plan lounge/diner with feature fireplace and log burning stove, re-fitted living kitchen with integrated appliances. To the first floor are two good sized double bedrooms, one of which offers potential to split to provide 3 bedrooms in total if required. To complete the first floor is a re-fitted generous bathroom with four-piece suite and Amtico flooring. Outside:- The property is set well back from the road having a gravelled off road parking area for two vehicles, having an enclosed front garden with a feature brick herringbone path leading down the centre with deep borders either side inset with a variety of flowering shrubs with stone edged borders. Having a further brick paved path leading to the stunning open oak porch with lantern light, pedestrian access to the side leading to gate leading to the rear. The rear garden is enclosed and has been fully landscaped having a wealth of features comprising an outside paved patio, sleeper and block paved patio flanked with gravel, stone boulders which add a particular feature, dwarf brick wall. Having a large timber and glazed shed to the rear of the garden, outside lighting, outside tap, outside log store

### Entrance

Front composite newly installed stable door entering in to:-

### Lounge/Diner

21' 5" x 13' ( 6.53m x 3.96m )  
Stunning open plan space with exposed oak beams and oak flooring, having a log burning stove fitted to an inglenook fireplace with brick back and quarry tiled hearth. Adjacent to the feature fireplace is a fitted cupboard to the chimney breast recess with oak block surface over incorporating log store, with open shelving to the chimney breast recess. Having two newly installed UPVC double glazed windows with fitted window shutters to the front elevation, cast iron period style radiator, three antique style wall light points and antique style brass fitted light switches giving further character to this beautiful cottage, opening to stairs off to the first floor, fitted full height cabinet incorporating hanging hooks and shelving for ease of storage and also housing the electric fuse box. Feature oak handmade sliding doors giving access to:-

### Living Dining Kitchen

14' 4" x 11' 2" ( 4.37m x 3.40m )  
Beautifully fitted with a range of matching base and wall units, full height units and oak block work surfaces with matching upstands, feature enamel Belfast sink unit with enamel drainer, period style brushed chrome mixer tap over, SMEG range cooker to be included in the selling price with induction hob and electric fan assisted double oven, double width contemporary extractor hood over, feature ceramic tiled splashback to the cooking area. Having a unit to house the Alpha combi boiler providing domestic hot water and central heating, plumbing and space for an automatic washing machine, space for a fridge freezer (both of which are available by separate negotiation), having a full height pantry unit with pull out drawers,

oak effect laminate flooring, vertical panel radiator, two antique style wall light points, inset spotlights to the ceiling, UPVC double glazed window and double opening doors to the rear, giving access and aspect over the garden, further UPVC double glazed window to the side elevation with fitted window shutters.

## First Floor Landing

Having inset spotlights to the ceiling.

## Bathroom

10' 3" x 7' 8" ( 3.12m x 2.34m )

Accessed via a latch door, having a newly installed period style suite, with ball and claw foot roll edged bath with side mounted bath/shower mixer attachment, wash hand basin fitted to vanity unit with storage drawers beneath and chrome mixer tap over, period style WC, double width glazed shower cubicle with a mains brass shower with rain head and separate shower attachment, part panelled and part ceramic tiled walls, having feature Amtico herringbone style flooring, UPVC double glazed opaque window to the front elevation with fitted window blind, high ceilings with inset brushed brass effect spotlights and extractor fan.

## Bedroom One

13' 4" x 12' 11" ( 4.06m x 3.94m )

Another beautifully presented room having high sloping ceilings, loft access, beams fitted to the chimney breast recesses, UPVC double glazed window to the front elevation with fitted window shutters, period style cast iron radiator.

## Bedroom Two

14' 5" x 11' 1" ( 4.39m x 3.38m )

Measured to a range of fitted wardrobes. Having three double door fronted wardrobes incorporating hanging rails and shelving for ease of storage, inset spotlights to the ceiling, loft access, two cast iron period style radiators, two UPVC double glazed windows with fitted window shutters to the rear elevation giving aspect over the garden. The room could be split into two separate rooms if required however currently a beautiful large double bedroom.

## Outside

The property is set well back from the road having a gravelled off road parking area for two vehicles, having an enclosed front garden with a feature brick herringbone path leading down the centre with deep borders either side inset with a variety of flowering shrubs with stone edged borders. Having a further brick paved path leading to the stunning open oak porch with lantern light, pedestrian access to the side leading to gate leading to the rear garden.

## Rear Garden

The garden is fully enclosed with fencing and brick wall below and has been fully landscaped having a wealth of features comprising an outside paved patio, sleeper and block paved patio flanked with gravel, stone boulders which add a particular feature, dwarf brick wall. Having a large timber and glazed shed to the rear of the garden for storage, outside lighting, outside tap, outside log store, log store, fitted barbecue/pizza oven.









**Ground Floor**



**First Floor**

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