

Roman Way

Moira, Swadlincote, DE12 6BS

John 
German





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£460,000

Three-storey family home of around 1797ft,
uniquely situated on the edge of Conkers' Visitors
Centre on a private gated development within the
heart of the National Forest. A truly fabulous
family location and viewing is highly
recommended.



Embrace the lifestyle of a living right in the heart of the National Forest with this superb, five bedroom, detached family home. The property occupies a wonderful mature plot in the most unique of settings.

A canopy porch leads into the reception hallway with stone flagged flooring continuing through to the kitchen. On your left, there is a generous bay windowed living room and a fabulous open-plan, living, kitchen diner. This space is truly the heart of the home, having attractive oak cabinets, granite counter tops and a feature breakfast bar with seating for four. There is plenty of room for a family dining table, as well as sofa. Additionally, there is an adjoining conservatory which provides a lovely relaxing space to enjoy the gardens.

Completing the ground floor is the utility room and the contemporary guest cloakroom.

On the first floor are four good sized bedrooms, including the master bedroom with its private en-suite shower room. The family bathroom has not only a corner bath, but also the benefit of a corner quadrant shower.

On the second floor is a study landing and a great sized double bedroom with Velux skylight, which would make an ideal cinema room.

Outside, the property has a shared private driveway approach, leading to a parking area and integral single garage. Side access leads you around to the rear, where the maturely planted gardens are laid principally to lawn, having a patio area.

Note: The property is located on a private road for which there they share joint responsibility for.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and oil are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
https://www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/16062021

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

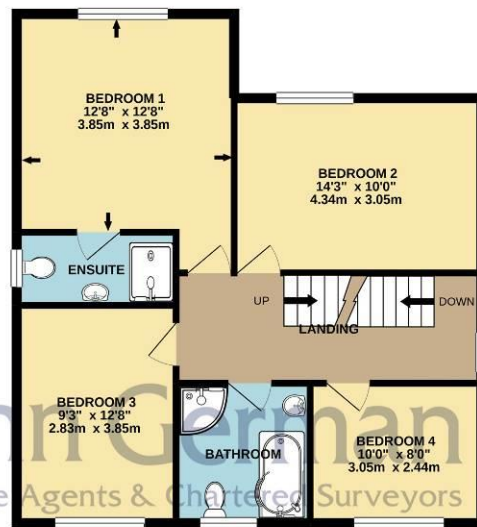




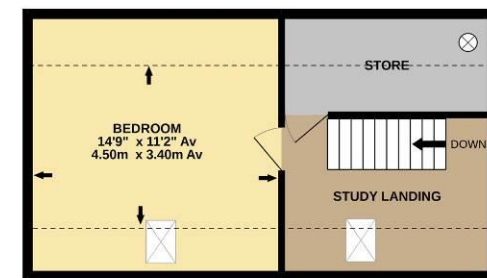
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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