

# Rawdon Road

Moira, Swadlincote, DE12 6DQ



Excellently proportioned village bungalow close to many amenities and close to country woodland walks. Offered for sale with no upward chain and having the benefit of excellent parking plus single garage.

£260,000

John German 

The property is superbly positioned, almost opposite Sarah's Wood with its many walking trails, alongside Ashby canal, Conkers, Moira Furnace, local pubs and a handy Co-op store.

The property itself sits well back from the road behind an extensive driveway with turning area which culminates at a single garage to the rear. A look inside, the property will reveal an entrance porch with reception hallway beyond with a useful storage cupboard.

The property offers three bedrooms comprising two good sized doubles and a single with built in cupboard.

The living room lies to the rear of the property and is well proportioned, has feature fireplace and sliding double glazed patio doors lead you through to the uPVC double glazed conservatory which has views over the garden and the benefit of an air conditioning system to keep you cool during the summer.

Return to the hallway and you will find there is a modern fitted breakfast kitchen which too looks over the rear garden. It has base and wall mounted cabinets wrapping around three sides with complimentary countertops, space for cooker, space for washing machine, inset sink and uPVC double glazed door leading out to the side driveway,

The refitted bathroom has a WC, vanity wash basin and a large panelled walk in shower with glazed screen.

To the rear of the property the garden has a patio area and is laid mainly to lawn. The garage has electric up and over door, light and power and beyond the garage is a timber shed, also with power.

Agents note: Buyers should be aware that the solar panels are provided by Shade Greener and in return for the electricity they generate for the property they rent the roofspace and benefit from any FIT payments.

Agents notes: Greenspace lease details; roofspace is leased for 25 years from 10.09.2015.

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

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

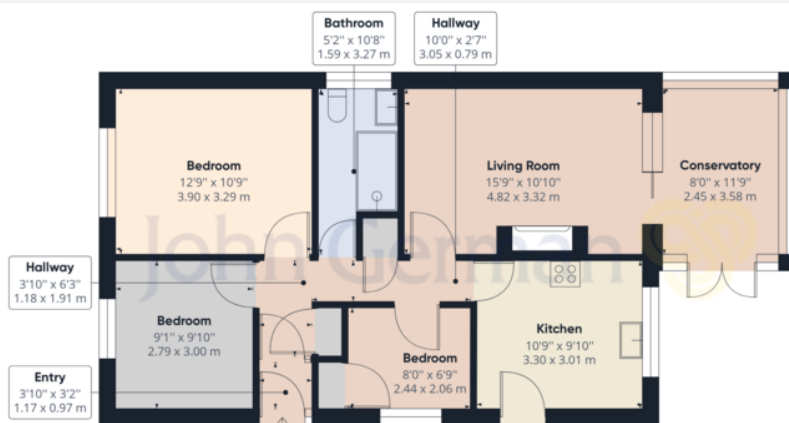
**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

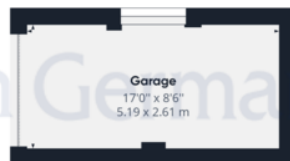
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/02102023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C



Ground Floor Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**  
 959.12 ft<sup>2</sup>  
 89.10 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A	93 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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