

Talbot Place

Donisthorpe, Swadlincote, DE12 7PU

John
German





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£295,000

Excellent traditional village semi detached home with stunning open plan living space and fabulous size gardens with garden cabin. Three good size bedrooms alongside two refitted bathrooms, refitted breakfast kitchen plus utility, plus driveway and single garage.



This family home enjoys a sought after village location near to open countryside. It has undergone much improvement over the recent years and particular attention should be drawn to the contemporary open plan living space, seamlessly combining kitchen, dining and living into one area perfect for family life and entertaining.

The property sits back from the road behind half height wall with boundary hedge and lawned garden. There is driveway to the side providing off road parking giving access to a car port and garage beyond.

Entrance door leads you into the entrance porch and beyond that reception hallway with stairs leading off. On the ground floor you will find beautifully contemporary open plan living space which combines sitting area with media wall and window to the rear, dining area with patio doors leading out onto the rear garden. The adjoining kitchen has been beautifully appointed with hi gloss base and wall mounted cabinets with complementary worktops and a range of integrated appliances comprising ceramic hob with extractor hood above, oven, dishwasher and fridge freezer. There is a fitted breakfast bar and a wide uPVC double glazed window sits above the sink overlooking the lovely gardens to the rear. Complementing the kitchen is the adjacent utility room, again similarly appointed with hi gloss cabinets with worktops, three appliance spaces and two front facing windows. Last but definitely not least is the guest cloakroom/shower room, fully tiled with a tiled floor and fitted with a white suite comprising WC, pedestal wash hand basin and large frameless walk in shower with glazed shower screen and dual shower head above.

Upstairs on the first floor you will find three excellent size bedrooms. Bedrooms one and two enjoy lovely views of the rear gardens, and alongside the bedrooms there is a refitted family bathroom with complementary tiling to two walls. There is a white panel bath with electric shower above and folding glazed shower screen, pedestal wash hand basin and WC.

Outside, to the rear of the property you will find there are amazing long lawned gardens perfect for family life, winding paved pathway takes you to an excellent garden cabin which benefits from not only light and power but also water and heating. This is a fantastic room for working from home or as a home bar.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil fired central heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA23042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



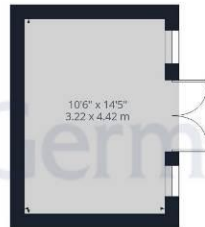




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1393.21 ft²

129.43 m²

(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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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