

# Manor View

Hartshorne, Swadlincote, DE11 7EB

John   
German









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£390,000

Lovely village home extending in total to around 1534 sq ft (inc garage) offering four bedrooms, two bathrooms (en suite), lounge leading to conservatory, a dining room, study for those working from home and well-proportioned breakfast kitchen with French doors to outside, plus useful utility.





Perfectly placed in the centre of the village with the playing fields opposite and the primary school just yards away. Families will enjoy the convenience of the location balanced by this distinctive family home. It is set in an exclusive private courtyard location of just six properties and offers well proportioned living space behind an attractive, deceptive frontage. A viewing is must to appreciate the size of accommodation on offer.

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

On the ground floor is a well-proportioned central hallway with stairs leading off, alongside a modern guest cloakroom with WC and wash hand basin. The property offers three excellent reception rooms: a useful study for those working from home, a separate dining room and a great sized rear lounge having feature fireplace with inset log burning stove sitting at its focal point. The room further benefits from glazed double doors flanked by picture windows overlooking the uPVC and double-glazed conservatory which makes for a lovely garden room. The heart of any family home is the kitchen, and this property doesn't disappoint. Well-appointed with a wide array of cabinets wrapping around the room with integral appliances and complimentary black high gloss countertops with inset sink having a window above overlooking the mature wisteria outside. The kitchen has attractive tiled flooring running underfoot and a useful breakfast area has ample space for a breakfast table and benefits from French double doors taking you out to the side elevation walkway. Lastly on the ground floor is a practical and useful utility room with a personal door allowing access into the adjoining garage.

Return to the hallway and take the stairs up to a really well-proportioned feature landing. Arranged around are four bedrooms with the principal benefitting from views over the rear garden and a private en suite shower room with WC, pedestal wash hand basin and enclosed shower cubicle with shower above. The family bathroom is similarly appointed with a white suite comprising panelled bath with glazed shower screen and mains shower over, pedestal wash hand basin, WC and complimentary tiling to the walls.

Outside, as previously mentioned, the property sits in a private drive courtyard setting with two off road designated parking spaces alongside the garage. To the rear of the property the garden is laid principally to lawn with large, paved patio area and enjoys a great degree of privacy. Side access leads around to the front and the French doors from the breakfast kitchen.

**Agents note:** The property is set upon a private drive and all the residents are members of Manor View (Hartshorne) Management Company Limited dealing with its upkeep and maintenance.

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

**Property construction:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - 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:** South Derbyshire District Council / Tax Band E

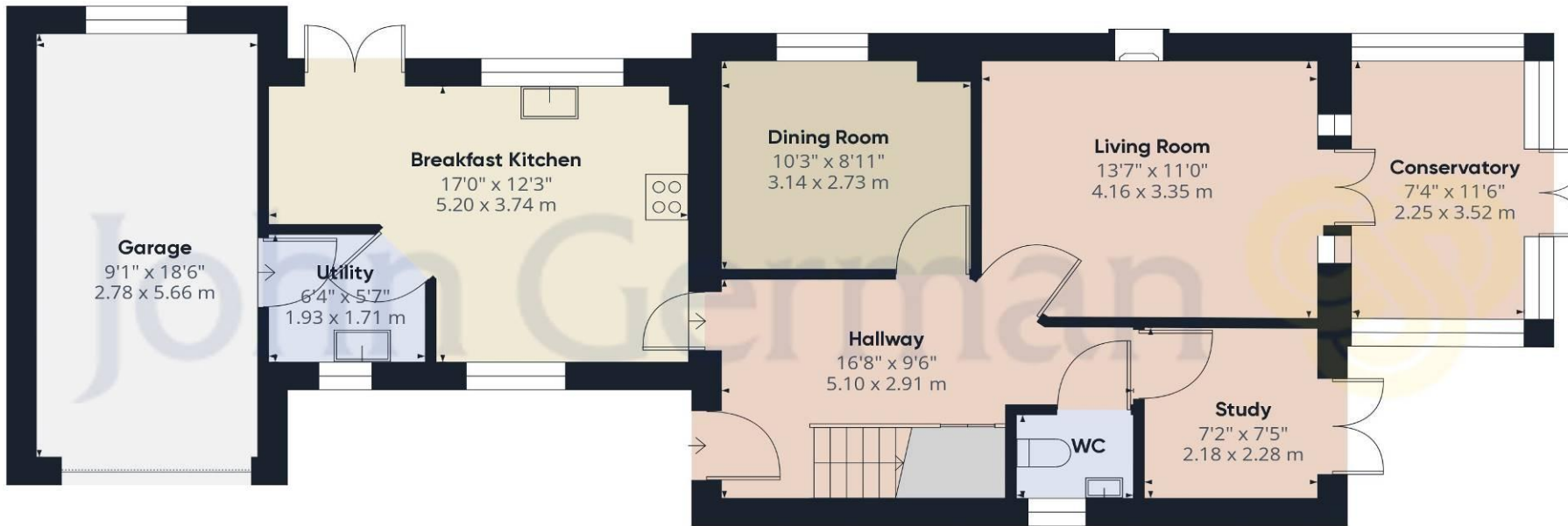
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10072024

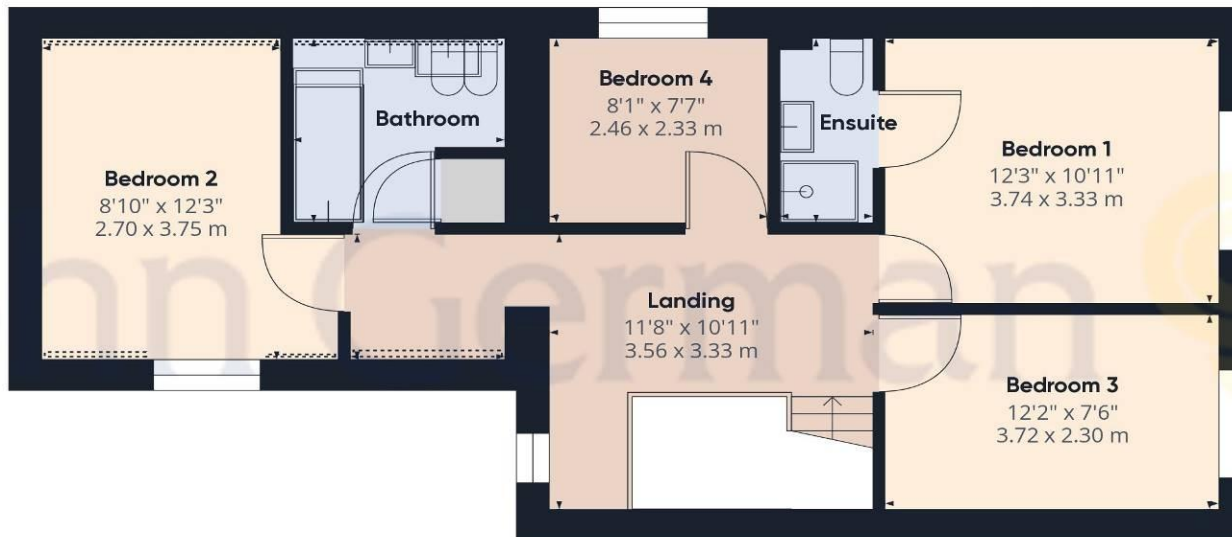








Ground Floor



Floor 1

**Approximate total area**

1534.5 ft<sup>2</sup>

142.56 m<sup>2</sup>

**Reduced headroom**

13.99 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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