

# Dog Lane

Netherseal, Swadlincote, DE12 8DE

John  
German









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£375,000

Beautifully presented and significantly extended, this detached family home offers spacious, flexible living accommodation with a stylish kitchen, generous reception spaces, three double bedrooms, and a luxurious family bathroom. Positioned on a desirable plot with southerly-facing gardens, garage, and solar panels, this property is set within the picturesque and highly regarded village of Netherseal, providing an ideal combination of countryside living and modern convenience.





A half-glazed door opens into a central reception hallway, featuring a practical tiled floor underfoot, coved ceiling above, and a radiator. Stairs rise to the first floor, and there is a useful storage cupboard to the side.

The beautifully appointed kitchen offers an extensive range of base and wall cabinets wrapping around the room, topped with elegant marble worktops. A Franke stainless steel sink with mixer tap is inset into the counter, complemented by a cleverly designed corner pantry cupboard with internal shelving and automatic lighting. Additional features include an integrated dishwasher, space for a fridge-freezer, and provision for a range-style cooker. A uPVC double-glazed door leads out to the side path, which in turn provides access to the rear garden.

The spacious living room boasts coved ceilings and a feature fireplace at its heart. A large double-glazed window offers views over the garden. Open-plan access leads into the extended dining/sitting room, a stunning space with a vaulted ceiling, inset glazed skylight, uPVC double-glazed windows overlooking the rear garden, underfloor heating and French doors that open directly onto a paved terrace-ideal for entertaining.

Leading off the hallway is a practical utility room fitted with a roll-top work surface, inset sink, and space for a washing machine. This area also includes a WC, corner wash hand basin, radiator, and an internal door providing direct access to the garage.

The first floor offers three generously proportioned double bedrooms, all beautifully presented. These are served by a luxurious family bathroom, fully tiled with underfloor heating and featuring a freestanding roll-top bath with mixer taps and handheld shower attachment, a large quadrant shower with rainfall shower head, WC, wash hand basin, and a ladder-style towel radiator.

The attached garage is extended in length and includes an up-and-over entrance door, power and lighting, a fitted workbench at one end, and the added benefit of internal access to the house.

Outside:

The property enjoys sunny, southerly-facing rear gardens, thoughtfully landscaped with an extensive paved patio, central lawn, raised sleeper-edged vegetable beds, and attractive raised borders-perfect for relaxing or gardening enthusiasts.

Additional Benefits:

The property is fitted with solar panels, providing efficient electricity and energy savings.

Netherseal is a charming and sought-after South Derbyshire village, surrounded by open countryside yet offering convenient transport links to nearby towns and cities. The village is known for its attractive period properties, peaceful atmosphere, and welcoming community.

For families, the village benefits from a reputable primary school, village shop, and easy access to scenic walks and cycling routes along the nearby National Forest and local woodlands. Netherseal is ideally positioned for commuting, with excellent road links via the A444, A38, and M42, offering easy connections to Burton upon Trent, Ashby-de-la-Zouch, Tamworth, and beyond.

The village retains a quintessential rural charm, making it a perfect choice for those seeking a tranquil lifestyle without compromising on access to modern amenities.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

**Sewerage:** Mains **Heating:** Oil 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:** South Derbyshire District Council / Tax Band D

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

**Our Ref:** JGA24062025

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.







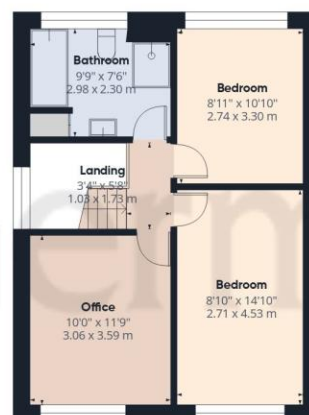


Ground Floor

Approximate total area<sup>(1)</sup>

1338 ft<sup>2</sup>

124.4 m<sup>2</sup>



First Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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