





Kings Road, Swadlincote, DE11 0EJ





Offers Over £150,000

Open House
estate agents

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This three-bedroom extended semi-detached property offers practical accommodation across two floors, with a spacious living room, separate kitchen, three bedrooms and a family bathroom. The ground floor features a generously proportioned living room and a kitchen fitted with an extensive range of wooden cabinets, work surfaces and a breakfast bar. Upstairs, the bedrooms are well-sized. Outside, the enclosed rear garden combines a paved patio with a lawn, established planting and a greenhouse. The property retains several traditional interior features and offers scope for buyers wishing to update the accommodation to suit their preferences.

Cash Buyers Only - Structural Information
Please note this property is offered to cash buyers only. The extension to the side of the property, which now forms the kitchen, has a history of subsidence. The seller reports it was underpinned in 1995, and further works were carried out in 2019 in relation to tree roots. A structural survey has recently been carried out on the extension, and remedial works are recommended. As a result, we anticipate that mortgage lenders are unlikely to lend on the property without further investigation, so we are inviting offers from cash buyers only.

We recommend that interested parties get their own independent advice before making an offer.

This property offers an excellent opportunity for buyers looking for a project, and the price reflects the works required.








Entrance Hallway

The entrance hallway provides access to the main ground-floor accommodation, with doors leading to the living room and kitchen. A staircase rises to the first floor, while the hallway provides a central point of access between the rooms.

Living Room

A spacious reception room offering flexibility for both seating and dining arrangements. The room features a fireplace set into the side wall, providing a natural focal point for surrounding furniture. Windows allow natural light into the space, while the generous floor area offers several possibilities for arranging the room to suit everyday family living.

Kitchen

The kitchen is fitted with an extensive range of traditional wood-effect wall and base cabinets, complemented by speckled work surfaces and tiled splashbacks. Glass-fronted display cupboards and open corner shelving provide additional storage, while a breakfast bar creates a useful area for informal dining or food preparation.

The room features exposed dark ceiling beams, adding character to the space, alongside multiple windows providing natural light. A sink is positioned beneath one of the windows, with further worktop areas extending around the room. A glazed external door provides access to the rear of the property. The kitchen offers substantial storage and preparation space, with scope for updating to suit individual preferences.

First-Floor Landing

The first-floor landing connects the three bedrooms and family bathroom. A window provides natural light, while the painted stair balustrade and carpeted flooring continue the property's traditional interior style.

Bedroom One

A well-proportioned bedroom with a wide window allowing natural light into the room. The accommodation provides space for a double bed and accompanying bedroom furniture, with neutral walls and carpeted flooring.

Bedroom Two

A further bedroom featuring a wide window, carpeted flooring and neutral decoration. The room provides space for a bed and additional furniture, making it suitable for use as a bedroom or an alternative home-working space. A recessed section of the room adds flexibility when arranging furniture.

Bedroom Three

The third bedroom offers a more compact space, suitable for a single bedroom, nursery or study. A window provides natural light, while built-in cupboards and a sliding wooden door offer practical storage. The room is finished with carpeted flooring and light-coloured walls.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower curtain, pedestal wash basin and low-level WC, all in a coordinating muted green finish. Tiled walls surround the room, complemented by patterned flooring. A













frosted window provides natural light and privacy, while a wall-mounted radiator offers heating.

Outside

Front

The front of the property features a generous tarmac driveway providing ample parking for multiple vehicles, with a detached garage positioned towards the side. Decorative wrought-iron gates provide access from the pavement, while timber fencing and neatly maintained hedging define the boundaries. Established flower beds with colourful shrubs and planting add greenery along one side of the driveway. A pathway extends alongside the property, providing access towards the garage, while the spacious frontage offers practical parking and access to the main entrance.

Rear Garden

The property benefits from an enclosed rear garden featuring a paved patio area and a lawn separated by low timber picket fencing with gated access. The patio provides space for outdoor seating and dining, while the lawn is bordered by established flower beds, decorative gravel and shrubs. A central planting feature with mature conifers adds greenery, and a greenhouse offers space for gardening activities. Timber fencing surrounds the garden, providing a defined outdoor area for relaxation and everyday use.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Anti-Money Laundering Checks: We are required to carry out anti-money laundering checks. Buyers and sellers will be asked to provide identification and any other information needed to complete these checks.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.







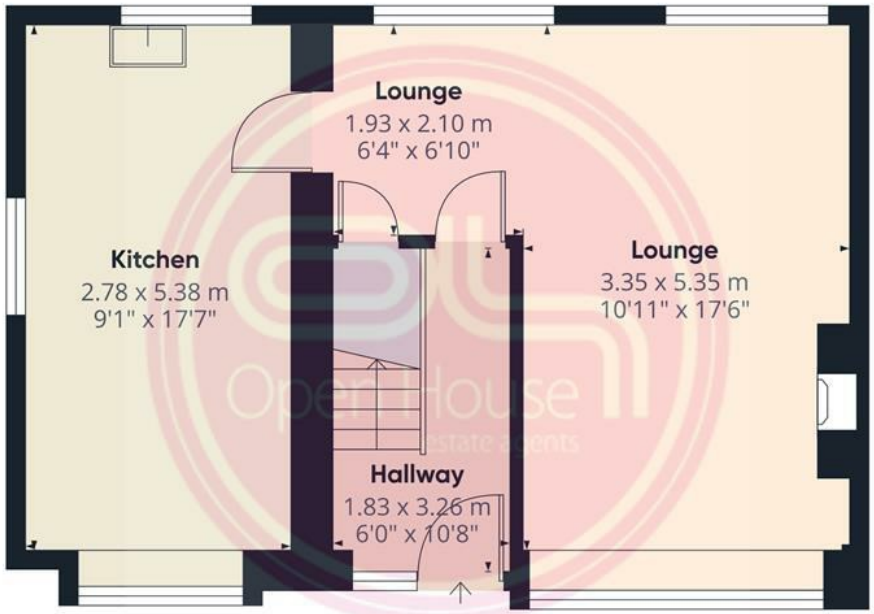












Floor 0



Floor 1



GLA[1]

82.54 m²

888.49 ft²

Total

82.54 m²

888.49 ft²

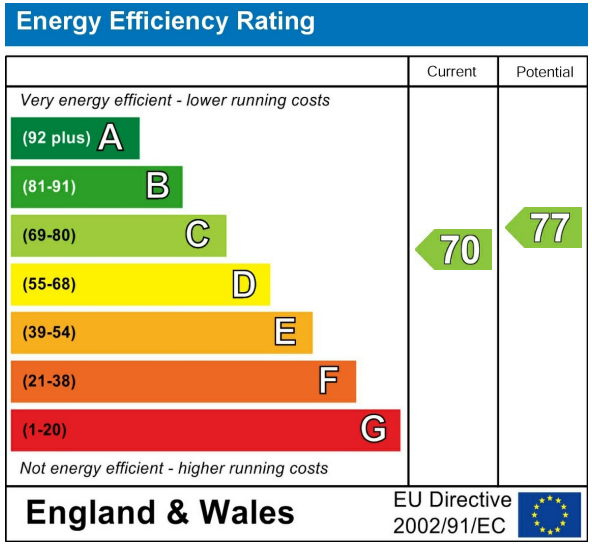
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY

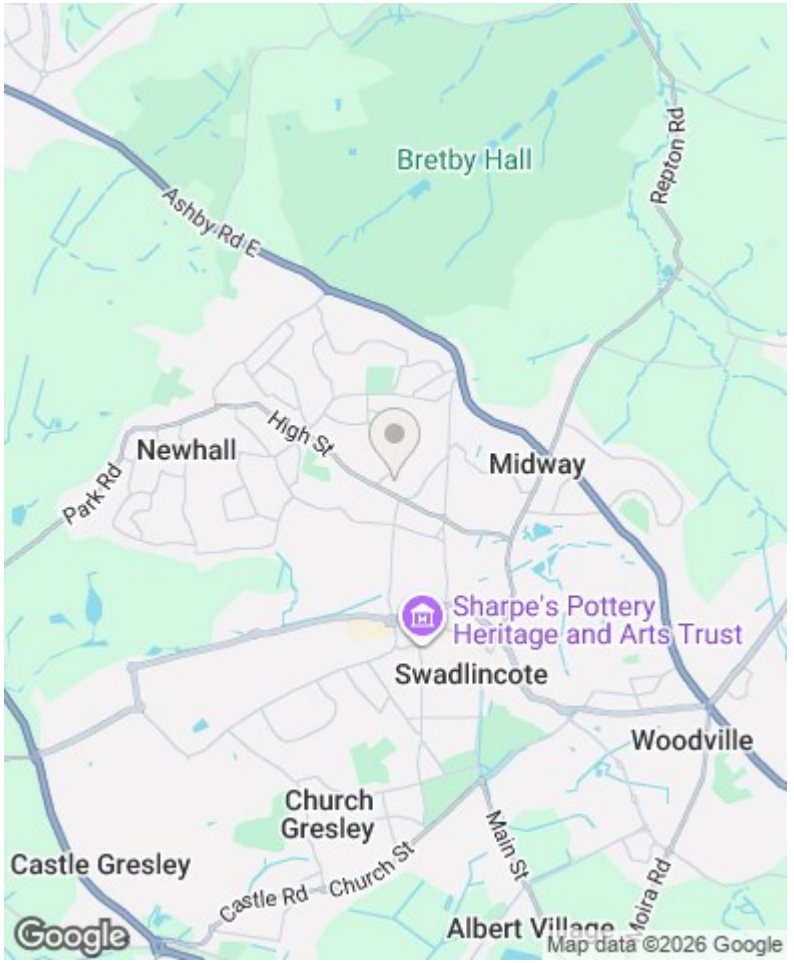
TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Driveway for multiple vehicles
- Spacious living room with feature fireplace
- Separate kitchen with extensive fitted cabinetry
- Kitchen with breakfast bar and worktop space
- Three first-floor bedrooms
- Family bathroom with three-piece suite
- Established gardens
- Extended three-bedroom semi-detached property



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