







3 Bedroom House - Semi-Detached

located on Mount Pleasant Road, Swadlincote

£210,000

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£210,000

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN LIVING AND DINING AREA WITH A RUSTIC LOG BURNER
- GENEROUS MODERN KITCHEN WITH PLENTY OF CABINETS AND WORKTOPS
- BRIGHT CONSERVATORY WITH STUNNING VIEWS OVER THE GARDEN AND COUNTRYSIDE FIELDS
- TWO DOUBLE BEDROOMS AND A SINGLE VERSATILE THIRD BEDROOM AS HOME OFFICE ALSO
- MODERN FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER UNIT
- PRIVATE DRIVEWAY PARKING LEADING TO A DETACHED SINGLE GARAGE
- OPEN OUTLOOK AND COUNTRYSIDE WALKS NEARBY

THREE BEDROOM SEMI-DETACHED HOME | OPEN PLAN LIVING & DINING | DETACHED GARAGE & DRIVEWAY | COUNTRYSIDE VIEWS

Situated on the outskirts of Swadlincote, this three bedroom semi-detached home offers well-proportioned accommodation, versatile living space and lovely views towards the surrounding green fields. The property is also well placed for access to local amenities and countryside walks, including the nearby Tunnel Woods Forestry area.

A welcoming porch provides useful space for coats and shoes before leading into the entrance hallway, where the modern open-plan kitchen is immediately accessed. Fitted with attractive sage green cabinetry and black marble-effect worktops, the kitchen provides plenty of storage and space for white goods.

To the back of the hallway is the spacious open-plan living and dining area, providing a versatile setting for both everyday living and entertaining. A rustic log burner creates a natural focal point, while the adjoining conservatory enjoys plenty of natural light and pleasant views across the patio, garden and green fields beyond. The ground floor is completed by a useful understairs cupboard and WC.

Upstairs are two good-sized double bedrooms together with a versatile single bedroom, which could also lend itself well to use as a home office, nursery or playroom. The family bathroom is fitted with both a bath and separate shower, offering flexibility for the household.

Outside, a private driveway to the side provides parking and leads to a detached single garage, offering useful additional storage. The garden includes patio and lawned areas and enjoys an open outlook beyond. The property also offers scope for further development, subject to the necessary permissions, making this a home with plenty of potential to personalise and make your own. The Mount Pleasant Inn is also just a short drive away if you don't fancy cooking.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

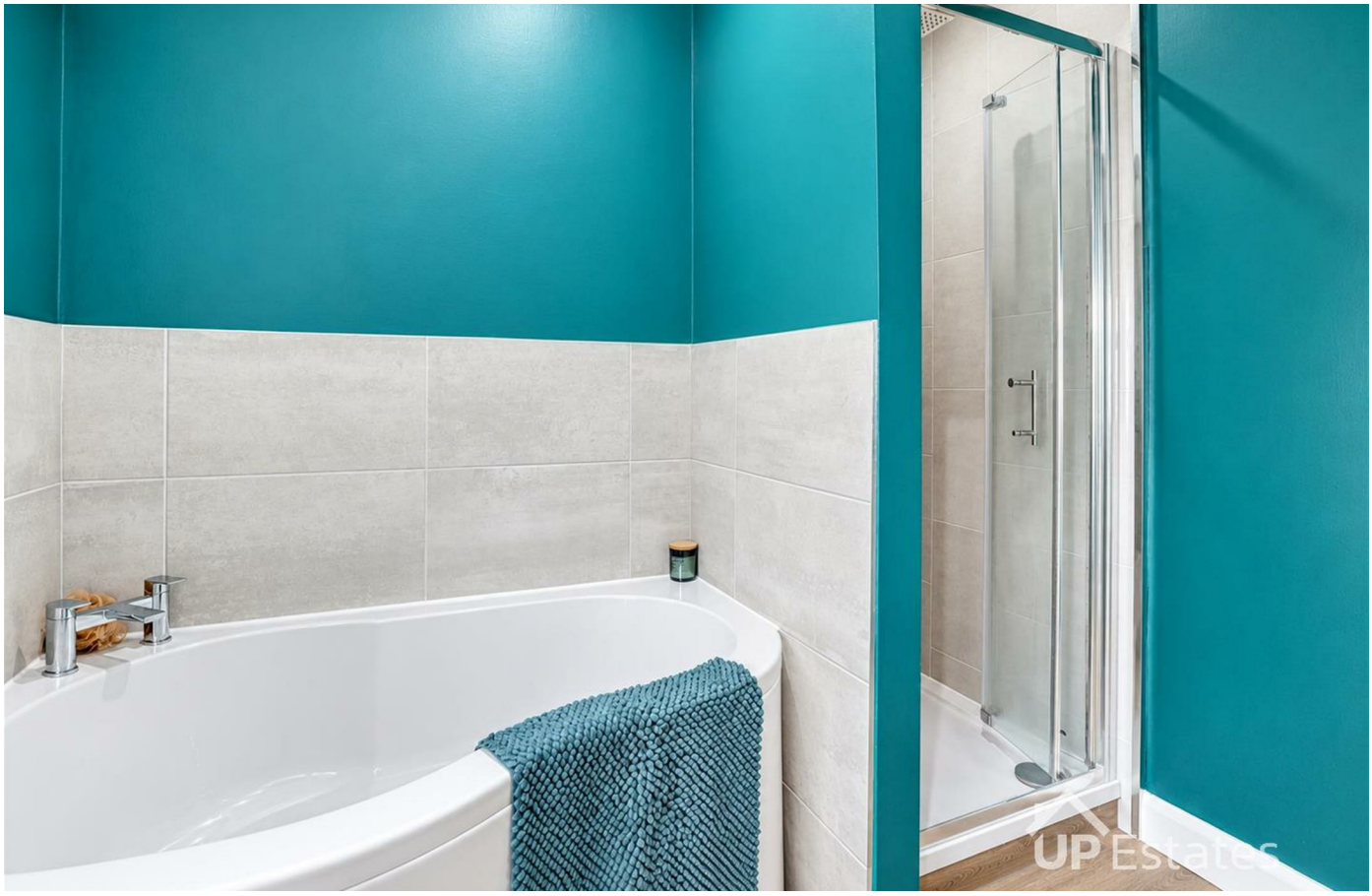


All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



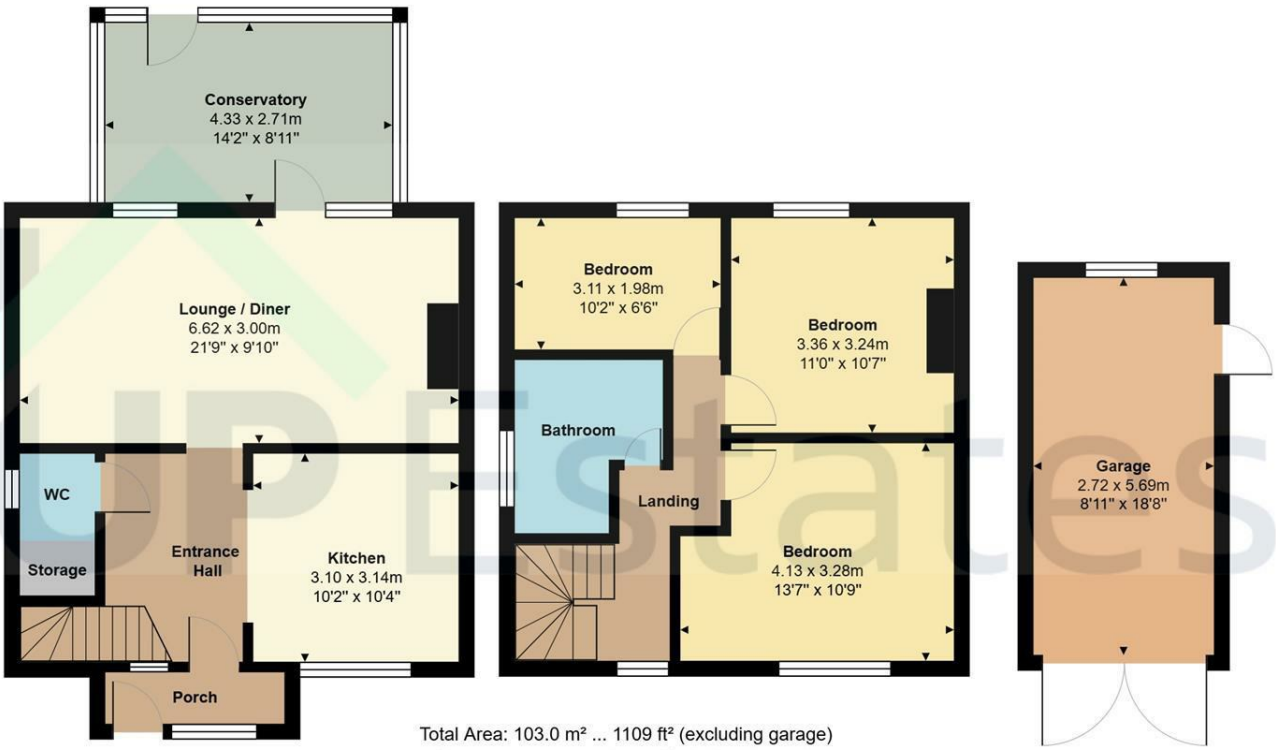
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Mount Pleasant Road, Castle Gresley, Swadlincote





Total Area: 103.0 m² ... 1109 ft² (excluding garage)

All measurements are approximate and for display purposes only

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