





Midland Road, Swadlincote, DE11 0AW

£160,000





Open House
estate agents

Midland Road, Swadlincote, DE11 0AW

£160,000

Once a local public house, this unique three-bedroom terraced property has been converted into an exceptionally spacious and well-presented home, offering far more accommodation than its traditional frontage might suggest.

The generous layout includes a bright living room, an unusually large kitchen and dining space, three well-proportioned bedrooms and a substantial cellar. Outside, the property continues to impress with a particularly long rear garden divided into separate seating, low-maintenance and lawned areas.

Situated within easy reach of Swadlincote town centre, this characterful home combines space, convenience and an interesting history, making it an excellent option for downsizers, first-time buyers or anyone looking for something a little different.

Living Room
The front door opens directly into a bright and generously proportioned living room, with a broad front-facing window allowing plenty of natural light into the space.

There is ample room for substantial seating and additional furniture, while timber-effect flooring and neutral decoration create a clean and comfortable finish. Glazed double doors connect the room with the kitchen and dining area beyond.

Kitchen/Diner
One of the property's standout features is its impressively spacious kitchen and dining








arrangement—something rarely found within a traditional terraced home.

The dining section provides plenty of room for a full-sized dining table and additional furniture, making it equally suited to everyday family life and entertaining. Timber-effect flooring, painted wall panelling and contrasting natural timber doors add character to the space.

The kitchen is fitted with a range of wall and base units, work surfaces, a sink and drainer, an integrated oven and hob, and spaces for several under-counter appliances. A wide window brings natural light into the room, while a rear door provides direct access to the garden.

A useful pantry-style storage area provides further space for food, appliances and household items.

Cellar
Accessed from the ground floor, the substantial cellar provides an excellent amount of additional storage. It is currently arranged as a practical and usable space with lighting and finished flooring, making it suitable for general storage, hobbies or use as a workshop area.

First-Floor Landing
The landing provides access to all three bedrooms and the family bathroom.

Bedroom One
A particularly generous double bedroom positioned at the front of the property. The room offers ample space for a large bed, wardrobes and additional bedroom furniture, with a front-facing window providing plenty of natural light.

Bedroom Two
A further well-proportioned double bedroom overlooking the rear garden. Presented in neutral tones, the room provides excellent space for bedroom furniture and benefits from useful built-in storage.

Bedroom Three
The third bedroom is a versatile room that would work equally well as a child's bedroom, nursery, home office or dressing room.

Bathroom
The first-floor bathroom is fitted with a white suite comprising a corner bath, wash basin and WC. Part-tiled walls, a heated towel rail and an obscure-glazed window complete the room.

Outside
The garden is considerably larger than and is divided into several distinct areas. Immediately behind the house is a low-maintenance section with paving, decorative stone, established planting and a useful external store.

A gate leads into the main garden, which is predominantly laid to lawn and bordered by mature shrubs and trees. A timber garden building sits towards the far end, providing additional storage or potential hobby space.

The overall garden offers plenty of room for outdoor seating, children's play equipment and further landscaping, while the established boundaries provide a good degree of privacy.

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.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

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.















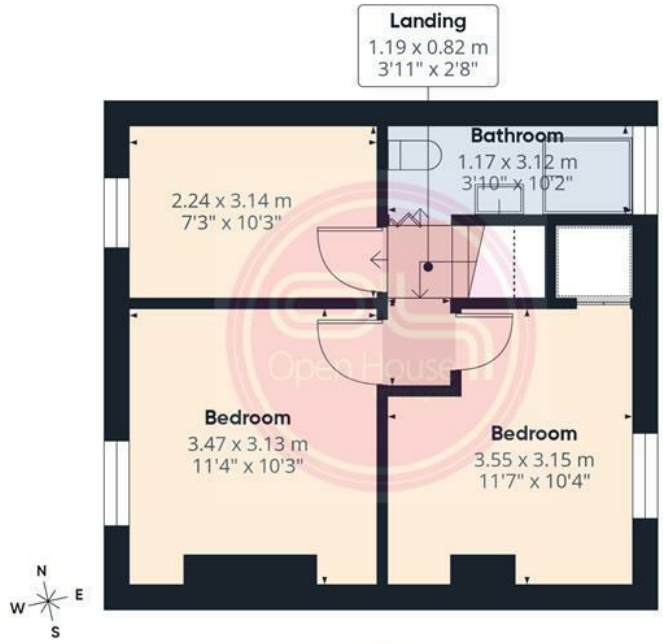




Floor 0



Floor 1



Floor 2

GLA[1]

93.43 m²

1005.62 ft²

Total

93.43 m²

1005.62 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

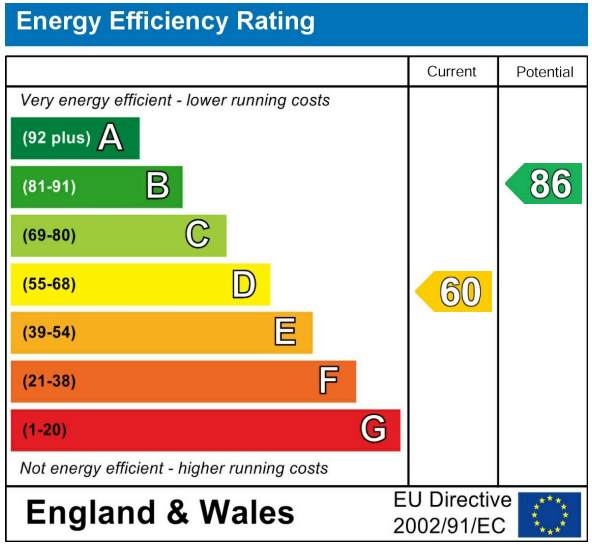
Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

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
South Derbyshire

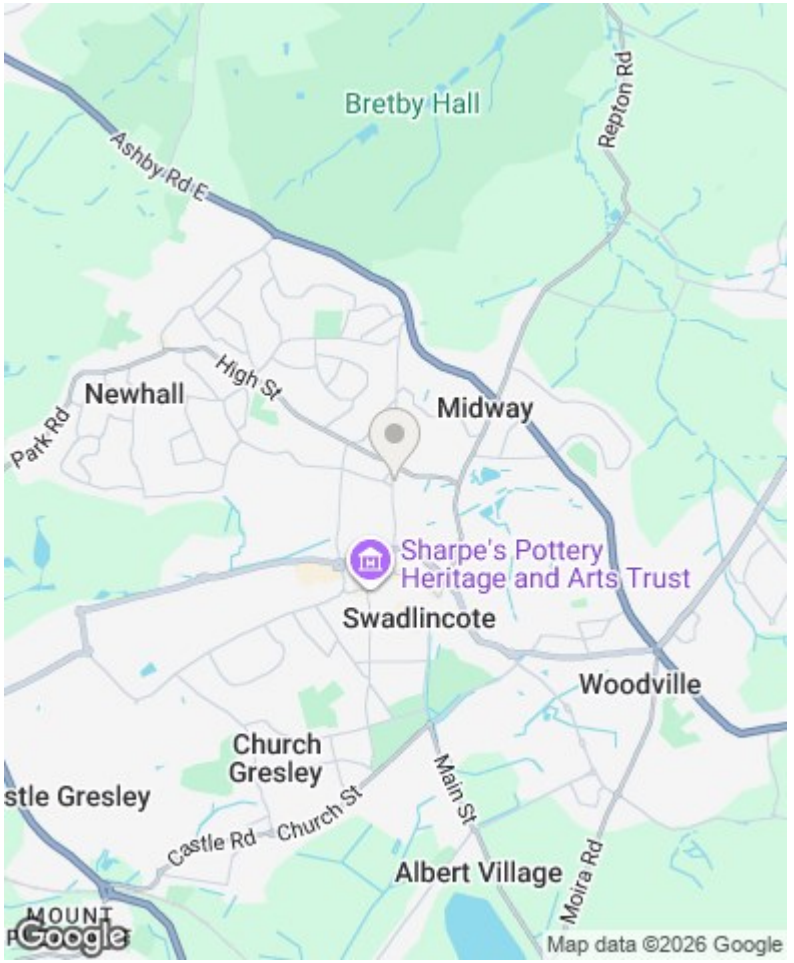
TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Unique former public house converted into a distinctive family home
- Well-presented three-bedroom terraced property
- Exceptionally spacious accommodation throughout
- Generous kitchen/diner—a rare feature within a traditional terrace
- Bright and comfortable front living room
- Substantial cellar offering valuable additional storage or conversion potential
- Two generous double bedrooms and a versatile third bedroom
- First-floor bathroom with a corner bath
- Large, divided rear garden with mature planting and garden buildings
- Conveniently positioned close to Swadlincote town centre



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