

SUPERIOR HOMES

ROYSTON & LUND



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2B Mount Road

Castle Gresley | DE11 9ES

Guide Price Guide Price £425,000 -

GUIDE PRICE £400,000 - £420,000 ***NO UPWARD CHAIN

This elegant and tucked away four-bedroom detached property offers well-portioned and beautifully presented spaces, providing versatile and inviting living throughout with under floor heating through the ground floor and triple glazing.

The kitchen is fully equipped with integrated appliances including a dishwasher, double oven and grill, gas hob, and fridge-freezer. Matching cabinetry and worktops continue into the utility room.

The living room is equally welcoming, featuring an electric fireplace with an oak mantelpiece as a charming focal point, along with French doors that open directly onto the garden. A separate snug provides an ideal additional reception space for work, play, or relaxation.

A ground-floor WC is located just off the hallway for added convenience. The hallway itself is well proportioned and includes a stable door providing easy side access to the garden. The entire ground floor benefits from underfloor heating, while tall paned glazing extends up the landing, allowing natural light to cascade through both the hallway and upper floor.

Upstairs, two of the four bedroom are generous doubles of which one benefits from its own en-suite shower room. The family bathroom includes a shower over the bath, a Velux window, a heated towel rail, and a neutral vanity unit.

The south-facing garden features stone slabbing bordered by sleepers, a well-maintained lawn, and a selection of flowers and shrubs.

To the front, the home enjoys excellent privacy, thanks to tall hedging along the boundary and its positioning at the end of the row of houses.





- *No Upward Chain* GUIDE PRICE £400,000-£420,000
- Four Bedroom Detached Home
- Great Privacy Aspect with South-Facing Garden
- Kitchen Fully Integrated Appliances, with Separate Utility Room
- Inviting Living Room and Separate Snug Room
- Double Bedrooms Including En-suite
- Underfloor Heating Throughout Ground Floor, Thermostatically Controlled in Each Room
- Triple Glazing Throughout
- Council Tax Band - E
- EPC Rating - B / Freehold





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This property offers from convenient local amenities, including a nearby Sainsbury's store and a small selection of everyday shops, along with Gresleydale Health Centre and a local chemist for medical needs. Regular Diamond bus services run through the village, linking Swadlincote and Burton, and the A444 and A511 provide strong road connections, including access to the M42.



Families are well served by local primary schools in Church Gresley and Swadlincote, with secondary education available at The Pingle Academy.

Leisure options include Maurice Lea Memorial Park and Green Bank Leisure Centre, while Sharpe's Pottery Museum and National Cycle Route 63 offer cultural and outdoor activities.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 129.3 sq. metres (1392.1 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	78		82

