



**Main Street, Albert Village, Swadlincote,  
DE11 8EN**

**Asking Price £280,000**





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Occupying a generous corner plot, this individual four-bedroom detached home provides spacious and well-presented accommodation ideally suited to family living. The layout includes a welcoming entrance hall, guest cloakroom, impressive dual-aspect lounge, separate dining room and fitted breakfast kitchen. Upstairs are four well-proportioned bedrooms and a modern family bathroom featuring both a bath and separate shower enclosure.

Outside, the property benefits from ample off-road parking and an attractive enclosed garden designed with ease of maintenance in mind. A timber summerhouse is also included within the sale. Further benefits include UPVC double glazing, gas-fired central heating and convenient access to local amenities and facilities.

**Open Canopied Entrance**

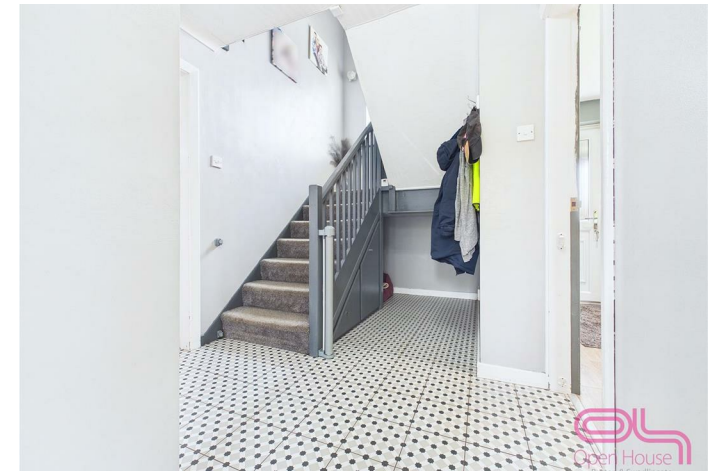
A contemporary UPVC entrance door with obscure glazed panels and matching side lights opens into the entrance hall.

**Entrance Hall**

A spacious and welcoming entrance hall featuring patterned ceramic tiled flooring, a useful understairs storage cupboard, coving and a staircase rising to the first floor.

**Guest Cloakroom**

Fitted with a low-level WC and vanity wash basin, complemented by ceramic tiled flooring, a radiator and an obscure UPVC double-glazed window to the front.





### Lounge

An impressive dual-aspect reception room with a UPVC double-glazed window to the front and French doors opening directly onto the rear garden. The room includes a contemporary cream marble fireplace with matching backplate and hearth, an inset living-flame gas fire, ceiling roses, wall lighting and coving.

### Breakfast Kitchen

The fitted kitchen offers a good selection of cream-fronted wall and base units with complementary work surfaces and a stainless-steel sink and drainer. Integrated appliances include a fridge freezer, dishwasher, double oven, four-ring gas hob and extractor hood, with additional plumbing provided for a washing machine. Further features include laminate flooring, ceiling spotlights, a rear-facing window and a partially obscure-glazed door providing access to the garden.

### Dining Room

A separate dining room with a UPVC double-glazed window overlooking the front, laminate flooring, a radiator and coving.

### First Floor

#### Landing

The half landing features a rear-facing window overlooking the garden. The main landing provides access to the loft, together with a large full-height storage cupboard, fitted smoke alarm and coving.

#### Master Bedroom

A well-proportioned double bedroom with a UPVC double-glazed window to the front, radiator and coving.

#### Bedroom Two

A good-sized bedroom overlooking the rear garden, featuring laminate flooring and a cupboard housing the Worcester condensing combination boiler and digital controls.

#### Bedroom Three

Another well-proportioned bedroom with laminate flooring, a radiator and a UPVC double-glazed window to the front.

#### Bedroom Four

A further good-sized bedroom with laminate flooring, a radiator and a UPVC double-glazed window overlooking the rear.

#### Family Bathroom

The modern refitted bathroom includes a vanity wash basin with storage beneath, a low-level WC with concealed cistern and a P-shaped bath with glazed screen and shower attachment. There is also a separate quadrant shower enclosure with thermostatically controlled shower. The room is finished with tiled walls and flooring, a chrome heated towel radiator and an obscure UPVC double-glazed window.

#### Outside

The property occupies a generous corner plot and is set back from the road behind an established hedgerow and low-level wall. A driveway to the front provides ample off-road parking, with an additional driveway positioned to the side/rear.

The enclosed rear garden has been thoughtfully arranged for easy maintenance, featuring artificial lawn, flagstone patio areas, raised decking and established shrub borders. Secure timber fencing surrounds the garden, while a timber-framed summerhouse





positioned to the side of the property is included within the sale.

#### Services

All mains services are believed to be connected to the property.

#### 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 also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

#### 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.



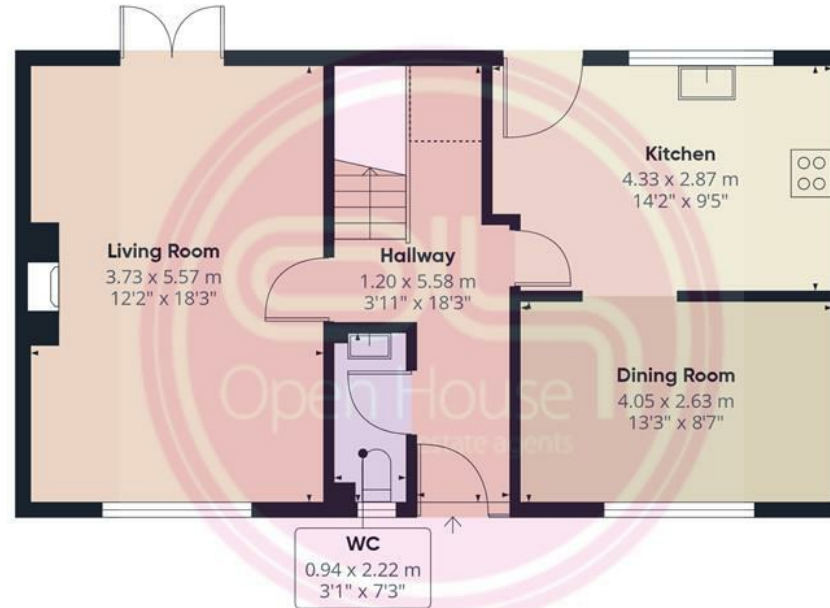




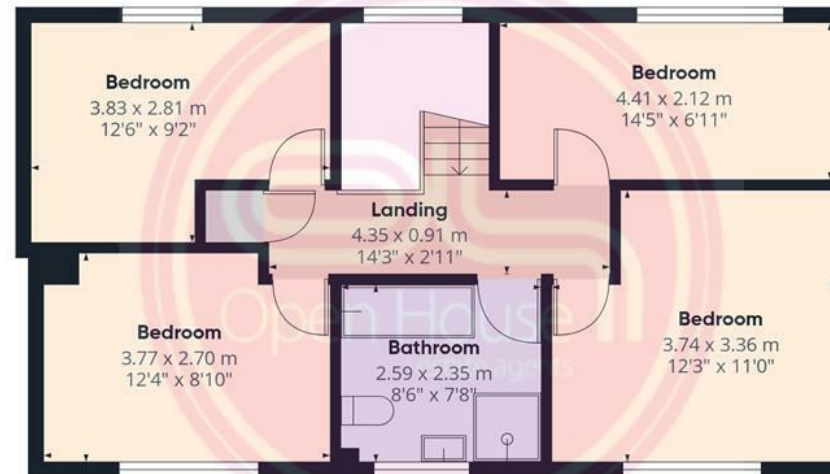








Floor 0



Floor 1

**GLA<sup>(1)</sup>**

125.09 m<sup>2</sup>  
1346.5 ft<sup>2</sup>

**Total**

125.09 m<sup>2</sup>  
1346.5 ft<sup>2</sup>

(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 PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) A                                 |                            |                                                                                   |
| (81-91) B                                   |                            |                                                                                   |
| (69-80) C                                   | 71                         | 77                                                                                |
| (55-68) D                                   |                            |                                                                                   |
| (39-54) E                                   |                            |                                                                                   |
| (21-38) F                                   |                            |                                                                                   |
| (1-20) G                                    |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

LOCAL AUTHORITY  
North West Leicestershire

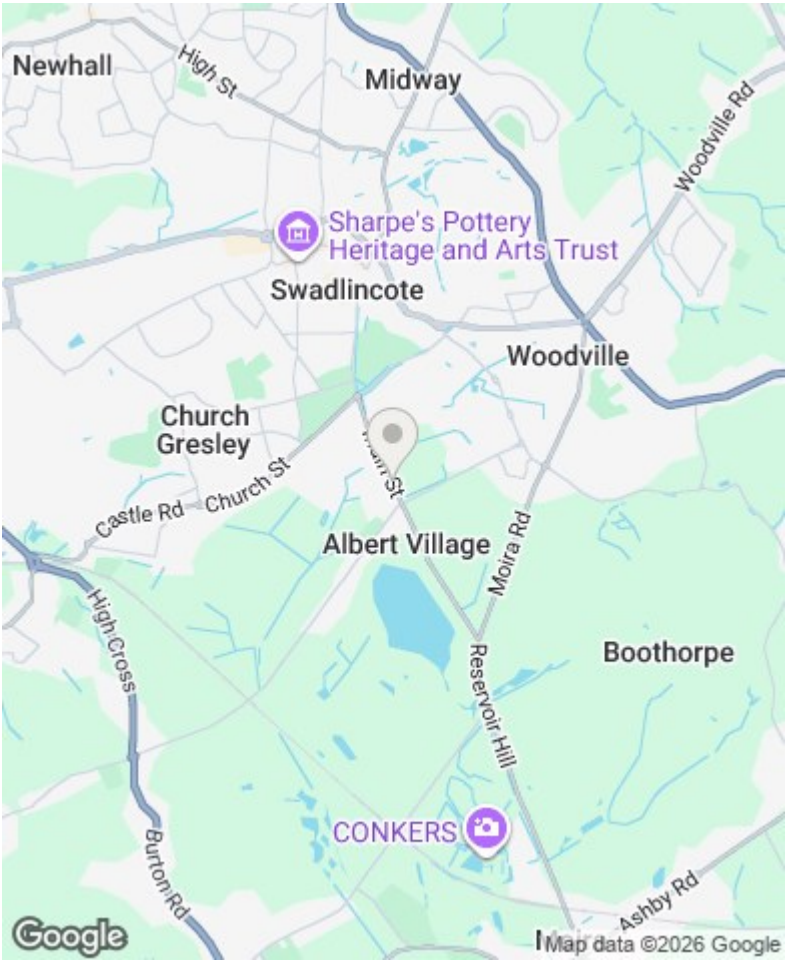
TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only

PROPERTY SUMMARY

- Unique Detached Family Home
- Four Well-Proportioned Bedrooms
- Occupying A Generous Corner Plot
- Well Presented Throughout
- Spacious Lounge With French Doors
- Separate Dining Room
- Fitted Breakfast Kitchen
- Modern Bathroom With Bath And Separate Shower
- Low-Maintenance Enclosed Garden With Summerhouse
- Driveway Parking To The Front And Side/Rear



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