



Quarrybank Lane, Swadlincote



Quarrybank Lane, Swadlincote, DE11 0FP

for sale offers over  
**£250,000**



## Property Description

A Must-See Family Home!

This beautifully presented three-bedroom detached home offers spacious living in a sought-after location with excellent access to shops and transport links.

Featuring a bright lounge, modern kitchen/diner with French doors to the garden, downstairs WC, and a master bedroom with en-suite, it's perfect for growing families.

Enjoy a private rear garden, off-road parking, and a single garage—all ready for you to move in and make your own. With gas central heating and double glazing, comfort and convenience come as standard.

Don't miss out—book your viewing with Burchell Edwards today and fall in love with your next home!

## Entrance Hallway

Double glazed door to front elevation and central heating radiator.

## Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator and half tiled walls.

## Lounge

15' 10" x 15' 7" ( 4.83m x 4.75m )

Double glazed window to front elevation, central heating radiator, under stairs storage and stairs to first floor accommodation.

## Kitchen

15' 10" x 9' 2" ( 4.83m x 2.79m )

Double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, space and plumbing for washing machine and dishwasher, space for fridge and central heating boiler housed.

## Landing

Double glazed window to side elevation, loft access via hatch.

## Bedroom One

11' 5" x 9' 2" ( 3.48m x 2.79m )

Double glazed window to rear elevation and central heating radiator.

## En-Suite

Double glazed window to side elevation, W.C, wash hand basin, double shower, central heating radiator, extractor and tiling to walls.

## Bedroom Two

8' 1" x 9' 5" ( 2.46m x 2.87m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

7' 4" x 11' 1" into recess ( 2.24m x 3.38m into recess )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Bath with electric shower over, W.C, wash hand basin, central heating radiator and tiling to splash prone areas.

## Front Garden

Artificial lawn.

## Rear Garden

Artificial lawn and slabbed patio.

## Garage

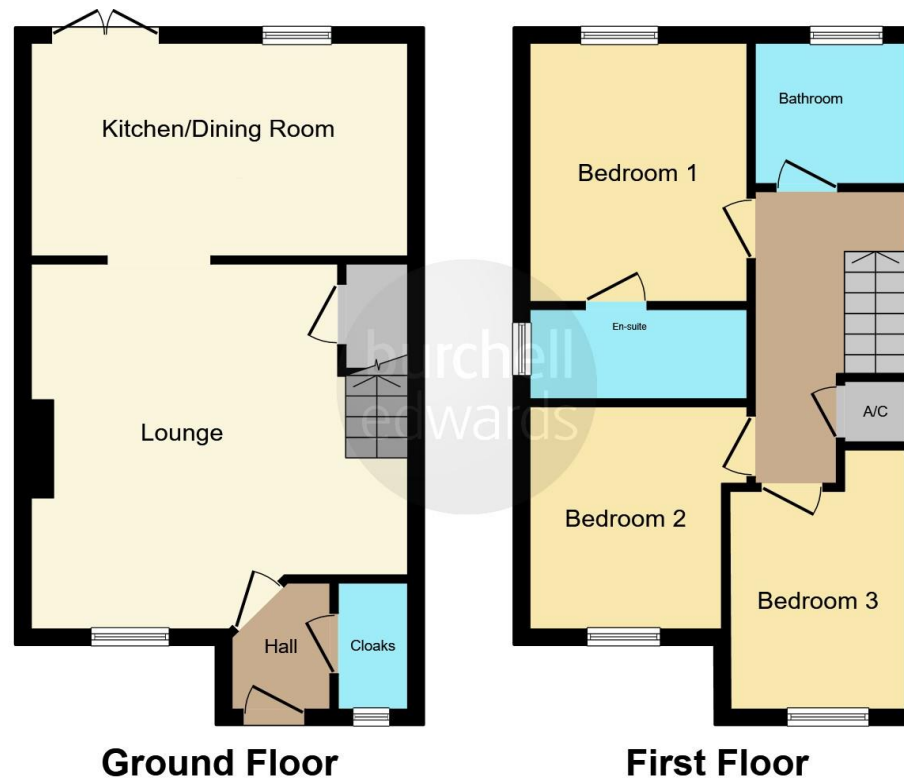
9' 7" x 19' 4" ( 2.92m x 5.89m )

Up and over door to front elevation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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