

Woodfield Drive

Swadlincote, DE11 0DE

John German



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£275,000

A lovely traditional detached home standing on a fantastic garden plot with open aspect over school fields to rear, offering tremendous scope and potential to modernise in your own style. Highlights include two spacious reception rooms, L shape kitchen/diner, three bedrooms, family bathroom, landscaped front garden, block paved driveway and good size garage.

No upward chain.



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Situated in a lovely established part of Swadlincote, handy for the town centre and schools for all ages, this impressive detached three-bedroom family home enjoys a choice location together with the benefit of a substantial garden plot, perfect for those wanting plenty of outdoor space.

The property is set behind a landscaped front garden designed for low maintenance with an ornamental pond, plus a block paved driveway and a good size attached single garage with an up and over front entrance door. The front entrance door opens into the porch which in turn leads to a welcoming entrance hallway with stairs off to first floor and doors leading off.

To the left, a door opens into a light and spacious lounge with a fireplace providing the focal point and patio doors framing views across the rear garden. An archway creates an open plan feel through to a good size dining room with picture window framing views to front.

The dining kitchen enjoys garden views, L shape with plenty of base and eye level units providing storage with a range style cooker, integrated fridge and washing machine (it is not known if these appliances are in working order). There is a door out to the side and a useful understairs pantry cupboard.

The first floor landing has window to side and doors leading off to three bedrooms; two doubles and one single. All bedrooms share a fully tiled family bathroom comprising panelled bath, fitted vanity units with integrated WC, wash hand basin and mirror, together with a further built-in storage cupboard, spotlights and window to rear.

The rear garden offers plenty of space and is well established featuring plenty of mature trees, borders and shaped lawns, perfect for keen gardeners.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

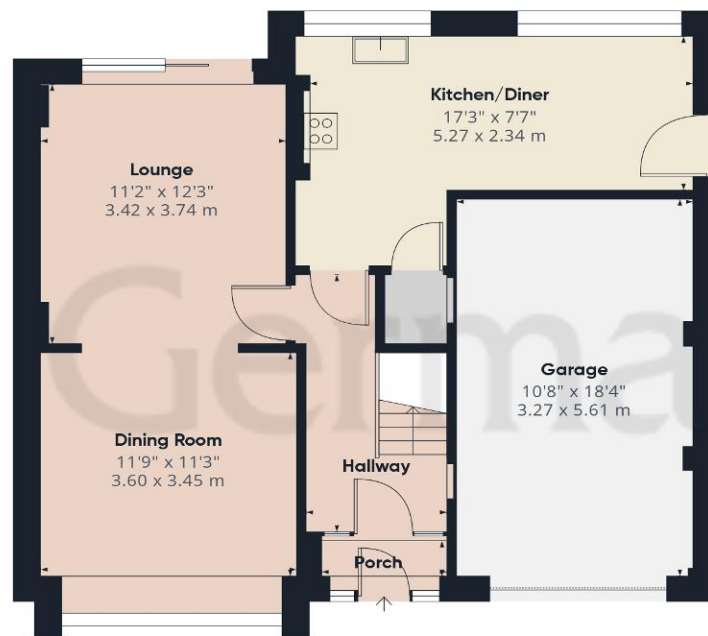
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/18062025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





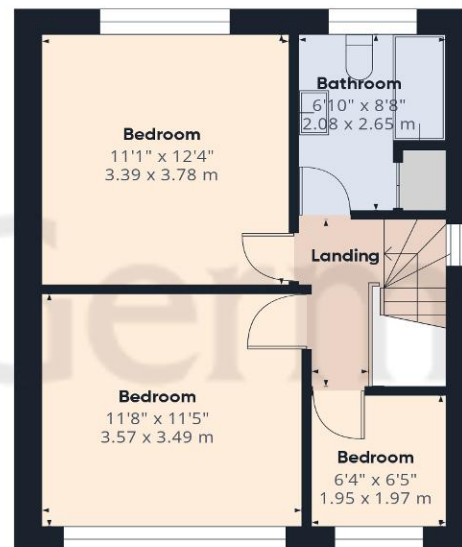


Ground Floor

Approximate total area⁽¹⁾

1149 ft²

106.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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