



Occupation Road, Albert Village,
Swadlincote, DE11 8HA

£339,000



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Situated in the ever-popular village of Albert Village, this well-presented detached home offers generous and practical family accommodation, perfectly suited to modern living. The property combines spacious reception rooms with a strong showing of bedrooms upstairs, including an en-suite to the principal bedroom. With an open-plan kitchen/diner, conservatory overlooking the garden, driveway and garage parking, and excellent access to countryside walks and local amenities, this is a home that ticks a lot of boxes for families and commuters alike.

Albert Village remains a highly desirable location, particularly for families, due to its village atmosphere, proximity to National Forest walking routes, and access to Albert Village Lake. Swadlincote and Ashby-de-la-Zouch are within easy reach, along with strong road links for commuting. The home is in catchment area for Ashby schools, and there are plenty of local amenities.

Accommodation

Entrance Hall – 4.23m x 1.97m (13'10" x 6'5")

A welcoming hallway providing access to the main ground floor rooms and staircase to the first floor. Finished in neutral décor with access to the ground floor WC.

Living Room – 3.99m x 4.49m (13'1" x 14'8")

A comfortable and well-proportioned living room positioned to the rear of the property, offering ample space for sofas and additional furniture, with a pleasant outlook and connection through to the



conservatory.

Dining Room – 3.16m x 2.66m (10'4" x 8'8")

A dedicated dining space, ideal for family meals and entertaining, and offering flexibility for formal dining or additional reception use as there is dining space in the kitchen.

Kitchen Area – 4.43m x 2.82m (14'6" x 9'3")

Fitted with a modern range of wall and base units, integrated double oven, hob with extractor, and space for appliances. The kitchen allows space for a dining area, creating a sociable and functional layout, whilst also freeing up the dining room for another living space if this suits need.

Conservatory – 3.72m x 4.04m (12'2" x 13'3")

A generous conservatory providing additional reception space, ideal as a family room or garden room, with French doors opening directly onto the rear garden.

Ground Floor WC

Fitted with a low-level WC and wash hand basin, providing practical convenience for family living.

Integral Garage – 5.13m x 2.55m (16'10" x 8'4")

Providing secure storage or parking, with internal access and potential for alternative use subject to requirements. Power, lighting and up and over door.

First Floor

Landing – 1.63m x 3.16m (5'4" x 10'4")

Central landing providing access to all bedrooms and the family bathroom.

Bedroom One (Principal Bedroom) – 3.25m x 4.69m

(10'7" x 15'4")

An especially spacious double bedroom with wall length fitted wardrobes, ample room for further bedroom furniture and benefitting from a private en-suite shower room.

En-Suite – 1.38m x 2.60m (4'6" x 8'6")

Fitted with a shower enclosure, WC and wash hand basin, finished in a clean, modern style.

Bedroom Two – 3.74m x 2.56m (12'3" x 8'4")

A well-sized double bedroom overlooking the rear garden.

Bedroom Three – 2.71m x 2.25m (8'10" x 7'4")

A spacious bedroom suitable as a child's room, guest bedroom or home office.

Bedroom Four – 2.70m x 2.55m (8'10" x 8'4")

Another well-proportioned bedroom, offering flexibility for child's room, guest room or working-from-home needs.

Family Bathroom – 1.98m x 2.61m (6'6" x 8'6")

Fitted with a panelled bath, wash hand basin and WC, finished with tiling and neutral décor.

Outside

The property benefits from driveway parking to the front leading to the integral garage. To the rear is an enclosed garden, offering a good degree of privacy and a mix of patio and lawn areas, ideal for families and outdoor entertaining.

Additional Information

- Tenure: Freehold
- Council Tax Band: D





- EPC Rating: TBC
- Local Authority Area: North West Leicestershire

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.

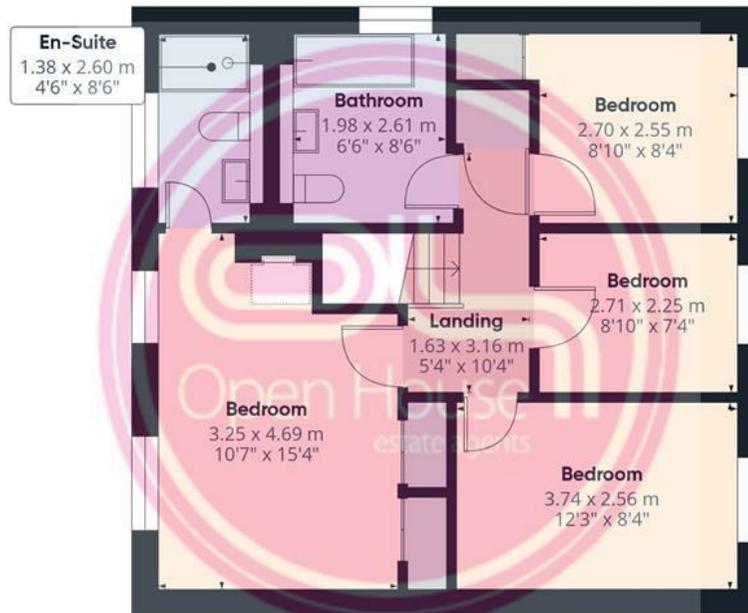








Floor 0



Floor 1



GLA⁽¹⁾
126.68 m²
1363.55 ft²

Total
139.85 m²
1505.38 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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

LOCAL AUTHORITY

North West Leicestershire

TENURE

Freehold

COUNCIL TAX BAND

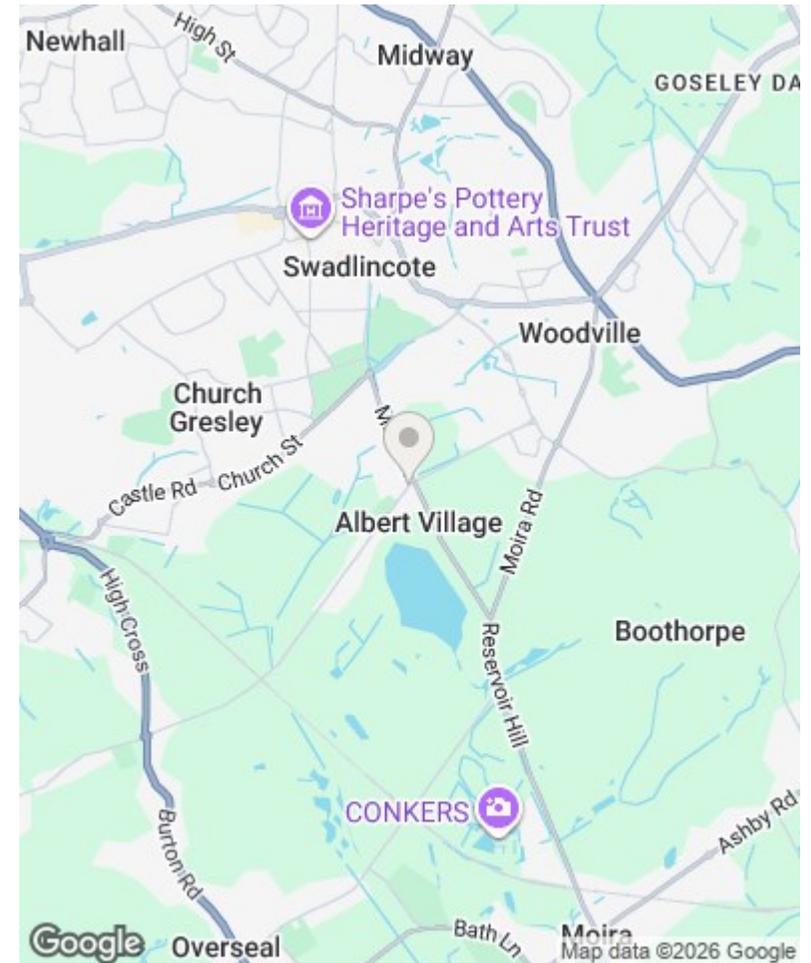
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Ashby school catchment area
- Excellent access to National Forest walking routes and Albert Village Lake
- Spacious open-plan kitchen and dining space, ideal for modern family living
- Additional conservatory providing versatile year-round living space
- Four well-proportioned bedrooms arranged off a generous first-floor landing
- Principal bedroom with en-suite shower room
- Well-maintained and tastefully presented throughout
- Driveway parking and integral garage
- Enclosed rear garden offering a good degree of privacy
- Popular residential location with strong demand from families and commuters



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk