Lewisham Drive

Church Gresley, Swadlincote, DE11 9GN

John German




LOVE IS
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£367,500

An impressive detached family home offering spacious, beautifully styled accommodation ready to move straight into. Featuring three reception rooms, a fabulous skylit kitchen/diner, utility, four bedrooms, en-suite, family bathroom, gardens, double-width driveway and double garage.



This superb home offers a fantastic layout, with three versatile reception rooms and an impressive kitchen/diner opening directly onto the rear gardens.

The location is particularly convenient, with schools, a Sainsbury's Local, doctors' surgery and takeaways all within easy walking distance. The A38 and A42/M42 are also readily accessible, making this an ideal spot for commuters.

The spacious entrance hall immediately sets the tone, featuring an attractive central staircase that creates a lovely sense of grandeur, with doors leading off to the ground floor accommodation.

The lounge is a generous, welcoming space, perfect for relaxing, while a second reception room offers flexibility as either a sitting or dining room. There is also a separate home office, ideal for those working from home.

Without doubt, the heart of the home is the stylish kitchen/diner. Beautifully appointed with contemporary deep blue cabinetry, complementary work surfaces and a breakfast bar, it offers a fantastic space for everyday family life and entertaining. There is ample room for a dining table or additional seating, while French doors open onto the rear gardens, creating a wonderful connection between inside and out. A useful utility room and guest WC complete the ground floor.

Upstairs, the landing leads to four well-proportioned bedrooms, three benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while a family bathroom serves the remaining bedrooms.

Outside, the rear garden features a paved terrace and shaped lawns, providing an inviting space to relax and enjoy the outdoors. The property also benefits from shared access to a double-width driveway and a particularly useful double garage, ideal for car enthusiasts, a workshop or hobby space, or simply providing excellent additional storage.

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 & double garage
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/04112026
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.



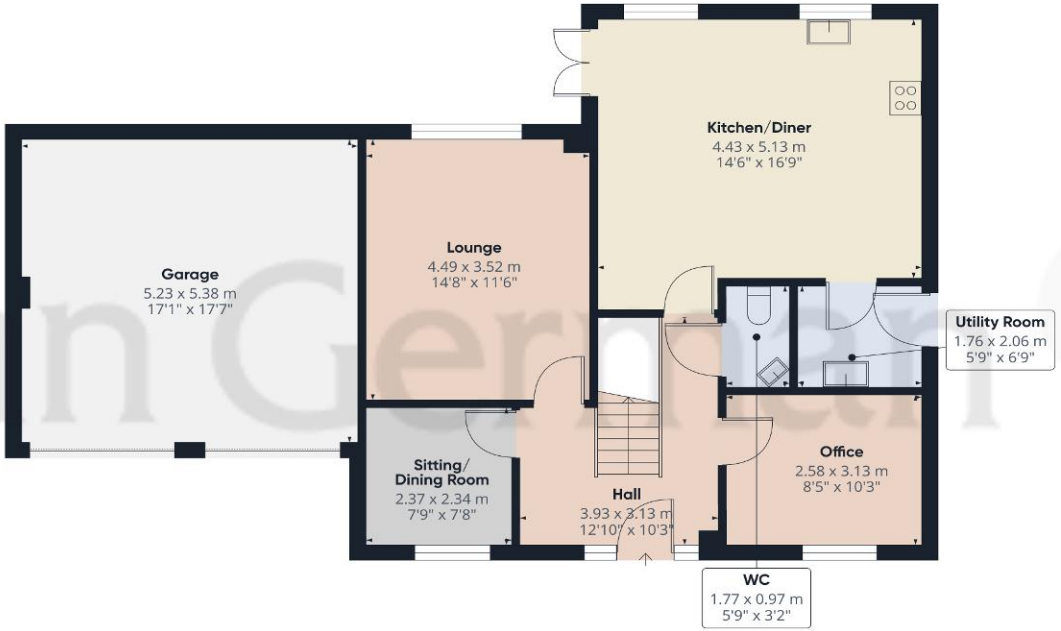



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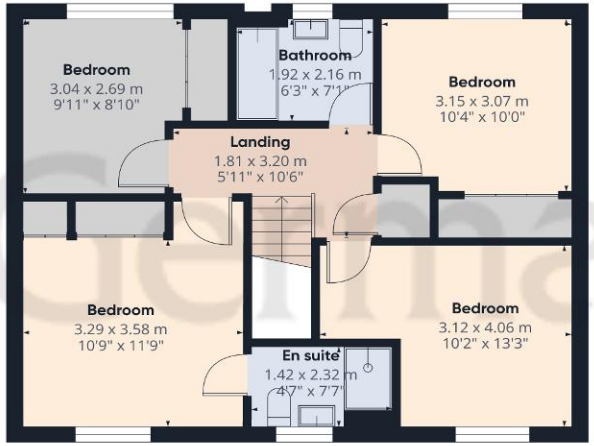

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Ground Floor





Floor 1

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Approximate total area(1)

154.5 m²

1660 ft²

(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.

GIRAFFE360









Agents' Notes

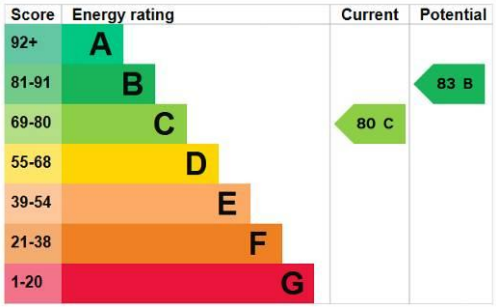
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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