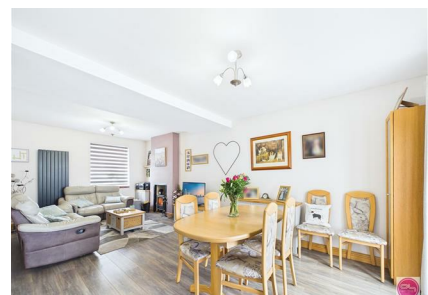


**Bass's Crescent, Castle Gresley, Swadlincote, DE11 9HW**  
**Offers In The Region Of £220,000**  
**Council Tax Band: A**



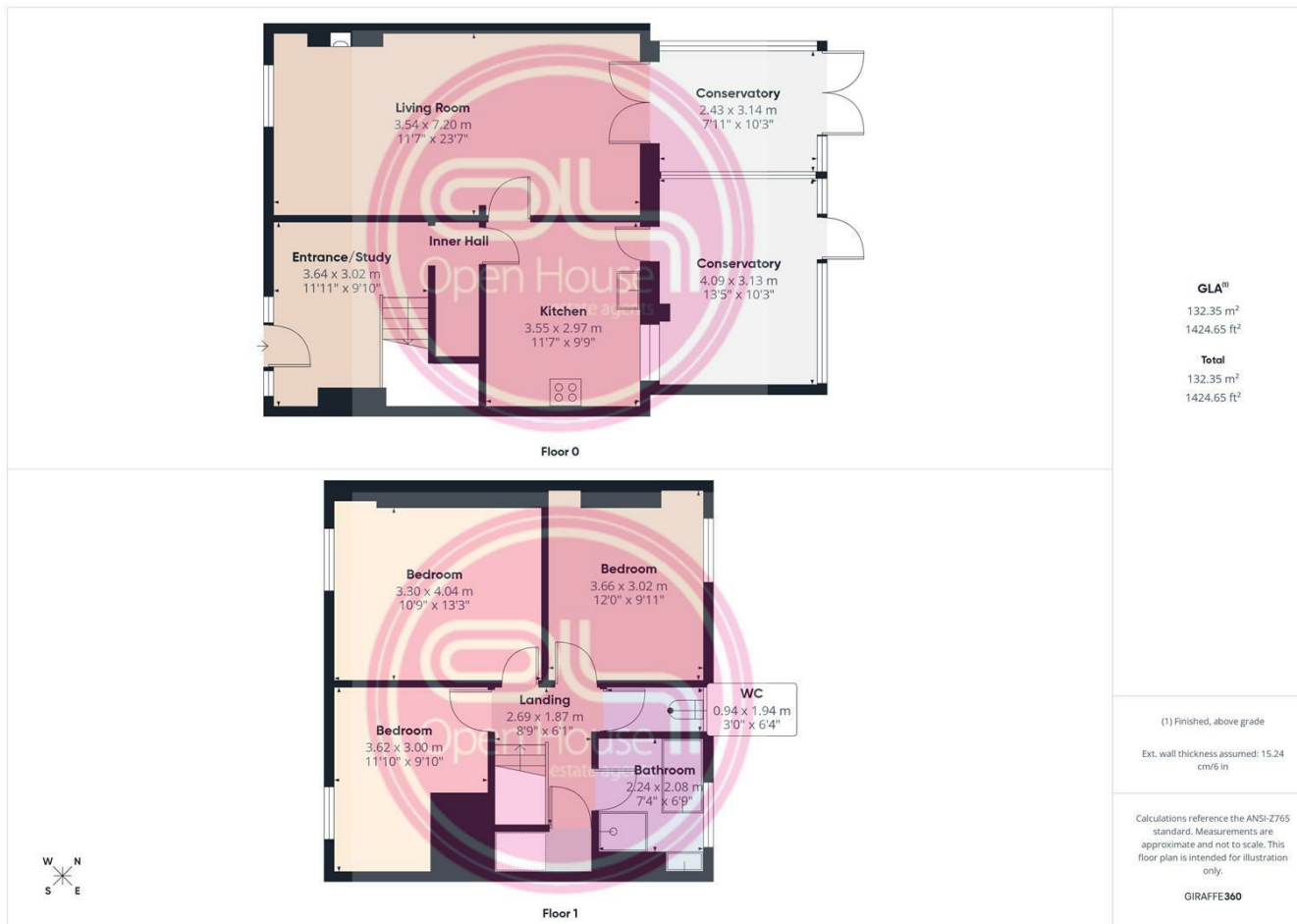
A substantial and deceptively spacious home, formerly two properties combined into one, offering an incredibly versatile layout, multiple reception areas and a generous garden – ideal for growing families or buyers wanting flexible living space.

Located in Castle Gresley, the property benefits from close proximity to Swadlincote town centre, local shops, supermarkets and amenities. There are well-regarded schools nearby, along with strong transport links via the A444, A511 and A38 providing access to Burton upon Trent, Ashby-de-la-Zouch and further afield.

The National Forest is also within easy reach, offering scenic walks, cycling routes and outdoor leisure opportunities.



Open House Burton & Swadlincote



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