

Old Railway Mews DE11 8LA

Swadlincote

£185,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Discover this charming two-bedroom semi-detached home at Old Railway Mews, offering comfortable living with an enclosed rear garden and allocated parking, ideally located close to local amenities.

The inviting Living Room provides a spacious area for relaxation and entertaining. Adjacent, the Kitchen Area is thoughtfully laid out, ready for your culinary adventures. A practical Utility room and a convenient Guest Cloakroom complete the ground floor, enhancing everyday functionality.

Ascending the stairs, you will find two well-proportioned bedrooms. Bedroom 1 offers ample space, while Bedroom 2 provides flexibility, perfect as a guest room or home office. A family Bathroom serves these rooms, completing the first-floor accommodation.

Externally, the front of the property features a forecourt area with block paving, attractive shrubs, and your dedicated allocated parking space. Gated access leads to the delightful enclosed rear garden, a true highlight of this home. It boasts a decked seating area, stepping down to a lawned space with established planting. Further steps lead to block paved areas with useful storage sheds, a mature tree, and a decorative fishpond, creating a tranquil oasis for outdoor enjoyment.

Situated in Old Railway Mews, this property benefits from a superb location, offering easy access to Swadlincote town centre and a wealth of local amenities. With its practical layout and charming outside space, it presents an ideal opportunity for first-time buyers, investors, or those looking to downsize.

EPC Rating: B / Council Tax Band: B / Freehold

Early viewing is highly recommended to appreciate all this home has to offer. Contact Cadley Cauldwell on 01283 217251 to arrange your appointment.

Living Room - 3.91m x 3.96m (12'10" x 13'0")

Kitchen Area - 1.96m x 2.74m (6'5" x 9'0")

Utility - 1.68m x 1.09m (5'6" x 3'7")

Guest Cloakroom - 1.6m x 0.91m (5'3" x 3'0")

Stairs & Landing - 1.09m x 1.88m (3'7" x 6'2")

Bedroom 1 - 2.62m x 4.04m (8'7" x 13'3")

Bedroom 2 - 2.97m x 3.05m (9'9" x 10'0")

Bathroom - 2.01m x 1.83m (6'7" x 6'0")

To The Front Forecourt area laid to block paving, miscellaneous feature shrubs & planting, allocated parking space, gated access to rear.

To the Rear Enclosed rear garden, decked seating area, 8x steps down to garden area,















Cadley Cauldwell

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