





**** PERIOD PROPERTY FULL OF CHARACTER AND CHARM ****
 THREE BEDROOMS & CONVERTED LOFT **** THREE SHOWER ROOMS
 **** This is an impressive family home in a highly regarded location close to the village shops. In brief the property offers an entrance hall with feature stain glass window. Lounge and a dining room, fitted kitchen, utility room and a shower room. The first floor offers three bedrooms, shower room and a separate wc. Converted loft room and shower room. Rear garden, garden room and a double garage/workshop. A viewing appointment is highly recommended.



ENTRANCE HALL

Side entrance door with feature stain glass window into the entrance hallway, stairs to the first floor, radiator and doors to -

LOUNGE

Upvc double glazed bay window to the front elevation feature stone fireplace, radiator, picture rail and coving.

KITCHEN

Fitted wall mounted base and drawer units with under lighting, work surfaces and a sink and drainer unit. Fitted electric double oven and microwave, gas hob with extractor fan, integrated dishwasher, fridge and freezer upvc double glazed window to the side and a hatch through to the dining room.

DINING ROOM

Feature stone fireplace with tiled hearth and a beam mantle, radiator, upvc double glazed bay window to the rear elevation with fitted window seat and a door to the utility room.

UTILITY ROOM

Sink unit, work surface, plumbing and space for a washing machine, window and door to the garden, storage cupboard and door to the shower room.

SHOWER ROOM

Enclosed shower, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Fitted wardrobes in cupboard, upvc double glazed window to the front elevation, vanity sink unit with wash hand basin and storage cupboard under, radiator and steps up to the converted loft.

BEDROOM 2

Built in wardrobes with sliding mirror doors, upvc double glazed window to the rear elevation and a radiator.

BEDROOM 3

Storage cupboard, radiator and upvc double glazed window to the side elevation.

SHOWER ROOM

Walk in shower with sliding glazed door, wash hand basin, upvc double glazed window and a chrome ladder style radiator.

WC

Low flush wc, wash hand basin and upvc double glazed window.



CONVERTED LOFT

Door to -

BEDROOM/HOBBIES ROOM

Skylight window and door to the shower room.

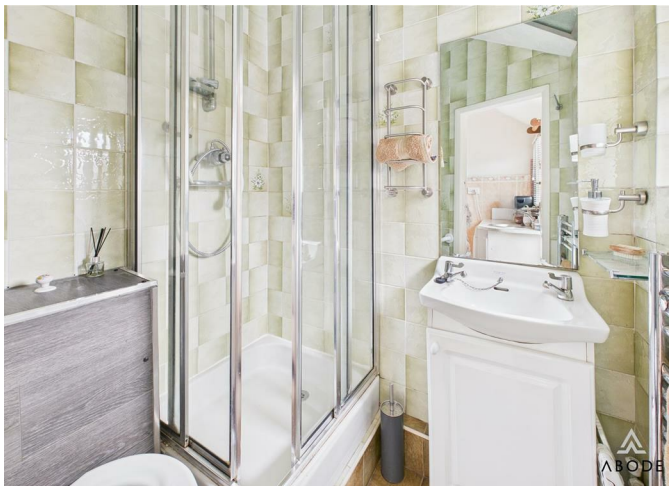
SHOWER ROOM

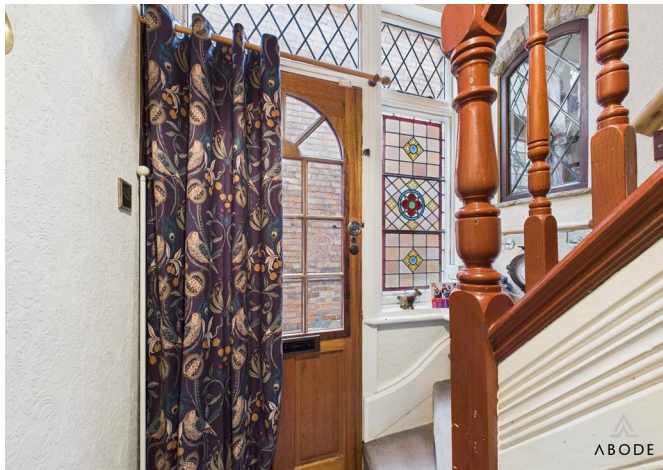
Enclosed shower low flush wc, wash hand basin, skylight window and a door into the eaves storage.

OUTSIDE

Front floor garden with plants, double gates down to a block paved patio area, wooden gate through too a garden with artificial lawn and double garage/workshop.







AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

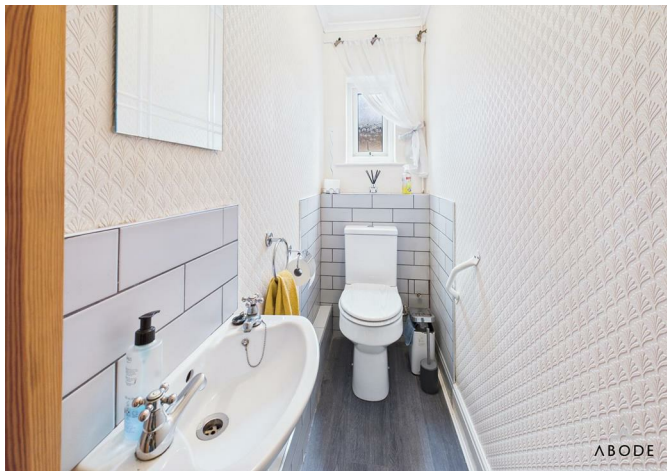
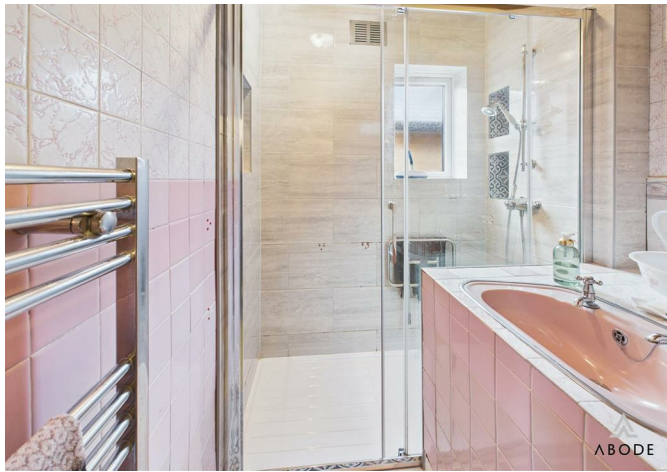
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

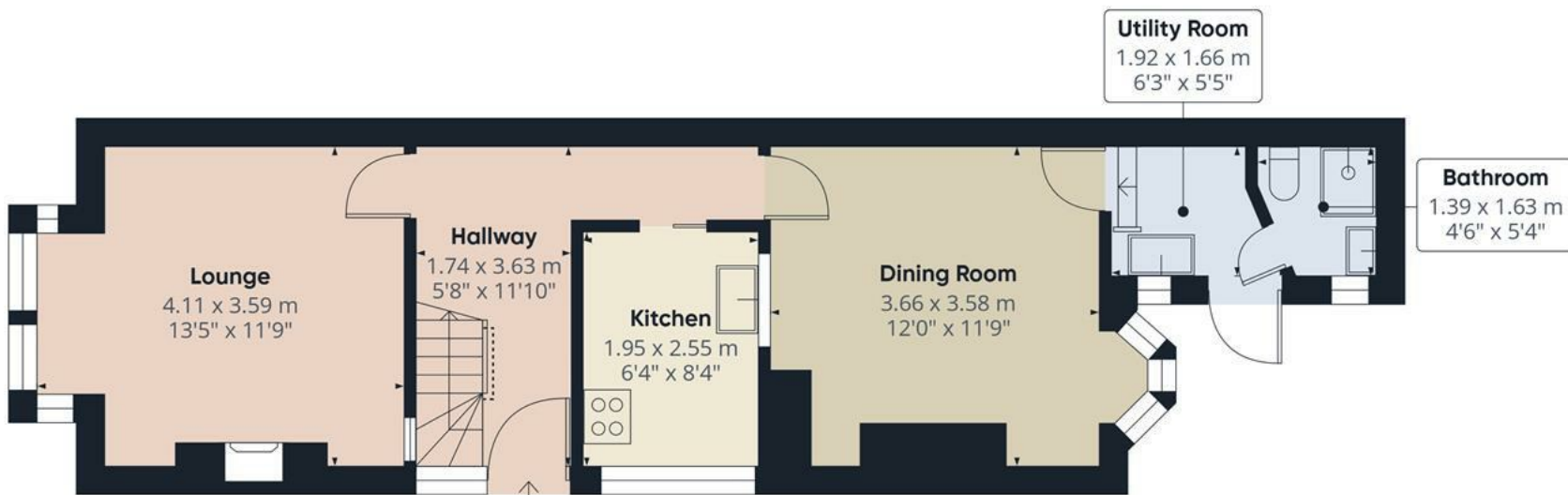
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.







Approximate total area⁽¹⁾

44.1 m²

475 ft²

Reduced headroom

0.7 m²

7 ft²

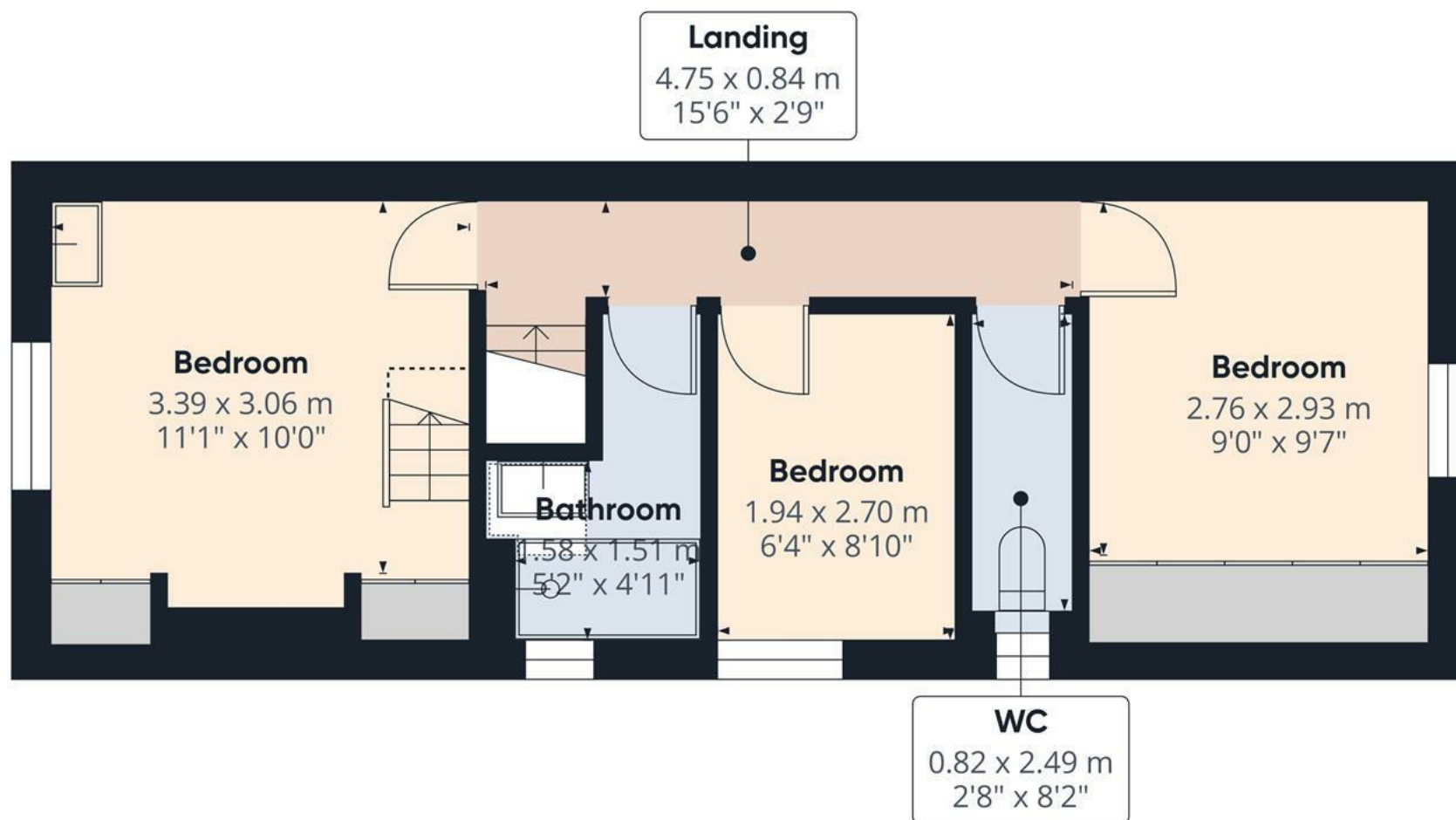
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Approximate total area⁽¹⁾

36.4 m²

390 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Floor 1



Approximate total area⁽¹⁾

13.5 m²

145 ft²

Reduced headroom

3.1 m²

34 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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