

Main Street

Swadlincote, Derbyshire, DE12 6LG



This charming two-bedroom Victorian mid-terrace home perfectly blends period character with modern touches and off road parking making it move-in ready for first-time buyers, downsizers, or investors alike.

Offers over £170,000

John German 

Accommodation: The bright and airy living room welcomes you with its generous proportions and a large alcove where a traditional fireplace once stood - a lovely focal point that could easily be styled to suit modern living.

The heart of the home is the shaker-style kitchen, fitted with a range of wall and base units in an L-shaped design. It offers an integrated oven, induction hob, extractor fan, space for a washing machine, and excellent storage. The clever use of the understairs area, currently used as a walk-in style pantry, provides additional room for appliances and household essentials.

A handy hallway beyond the kitchen makes practical space for coats and shoes, leading to the modern family bathroom and back door. The bathroom is finished to a high standard, comprising a shower-over-bath, WC, hand wash basin, towel radiator, and two windows for natural light and ventilation. With floor-to-ceiling tiling around the bath and shower, the room combines style with easy maintenance.

Stairs lead up from the kitchen in a traditional cottage style, opening to two well-proportioned bedrooms. The primary bedroom is an excellent size, with plenty of space for a large bed and additional furniture. The second bedroom is also generously sized, making it ideal as a guest room, study, or hobby space, and includes a built-in cupboard for extra storage.

Outside: One of the standout features of this home is its beautiful rear garden. Leading out the back door is a raised decking area, perfect for outdoor dining. Beyond this is a pebbled section leading onto a long lawn with mature borders, shrubs, and colourful flowers that create a tranquil, private retreat. Several sunny spots provide inviting spaces to sit and enjoy the outdoors, while at the very end of the garden a bricked seating area offers picturesque views across a neighbouring field where horses graze - a truly peaceful outlook. Despite its convenient position on the main road, the garden feels surprisingly quiet and secluded. The property is neutrally decorated throughout, offering a stylish, move-in ready interior. To the front is off-road parking.

Situated in the lovely village of Overseal, the property is within walking distance of local shops, eateries, pubs, parks, a well-regarded primary school and the village church. It is also just a short drive from the nearby town of Burton upon Trent and the historic market town of Ashby-de-la-Zouch, both of which offer excellent amenities, leisure facilities, and transport links.

This home offers the perfect balance of charm, practicality, and outdoor space, set in a welcoming village community with easy access to surrounding towns.

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: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA27082025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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