





Rink Drive, Swadlincote, DE11 8JS

£230,000

Open House
estate agents





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£230,000

A beautifully presented and significantly extended three-bedroomed semi-detached home, occupying an exceptionally generous plot close to the heart of Swadlincote. Offering accommodation arranged across three floors, the property combines a stylish interior with an impressive extended living space, contemporary kitchen and a recently re-fitted family bathroom.

The ground floor features a welcoming entrance hall, well-equipped breakfast kitchen and a superb extended lounge diner. Two sets of bi-folding doors and overhead rooflights allow plenty of natural light into the room while providing a seamless connection with the landscaped patio.

Two bedrooms and the family bathroom are positioned on the first floor, while the second floor is dedicated to the spacious master suite with its own en-suite shower room.

Outside, the property is equally impressive. A block-paved driveway provides off-road parking, while the substantial rear and side plot includes a beautifully landscaped two-tier porcelain-tiled patio, lawned garden and a further hardstanding area. The size of the plot offers excellent scope for additional parking, a garage, outbuilding or further development, subject to the necessary planning permission.

Location
Lindsay Court is situated off Rick Drive, within easy reach of Swadlincote town centre and its wide selection of shops, supermarkets, cafés and everyday








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Accommodation In Detail

Entrance Hall
The entrance hall provides a welcoming introduction to the home and features attractive patterned floor tiling, wood-effect wall panelling and a contemporary vertical radiator. Stairs rise to the first floor, with access leading through to the kitchen and main reception space.

Breakfast Kitchen
A stylish and well-planned kitchen fitted with an extensive range of sleek high-gloss units, complemented by dark work surfaces and a mixture of exposed brickwork and deep green tiled finishes. The kitchen includes a composite sink with mixer tap, five-ring gas hob with extractor above, integrated oven and microwave, along with an integrated washing machine, dishwasher and fridge freezer. There is also space for a dining table, useful under-stairs storage and wood-effect flooring continuing through towards the living area.

Extended Lounge Diner
The standout feature of the ground floor is the impressive extended lounge diner, providing a spacious and versatile setting for relaxing, dining and entertaining. Two sets of bi-folding doors open onto the patio from the rear and side elevations, while rooflights above flood the extension with natural light. The room also features wood-effect flooring, contemporary vertical radiators and ample space for a variety of furniture arrangements.

First Floor

Landing
The first-floor landing provides access to two bedrooms and the family bathroom, with stairs continuing to the master suite on the second floor.

Bedroom Two
A well-proportioned double bedroom with two windows providing plenty of natural light. The room also benefits from useful built-in storage positioned above the stairs.

Bedroom Three
A versatile third bedroom which would be equally suitable as a child's bedroom, guest room or dedicated home office. Built-in storage houses the gas-fired combination boiler.

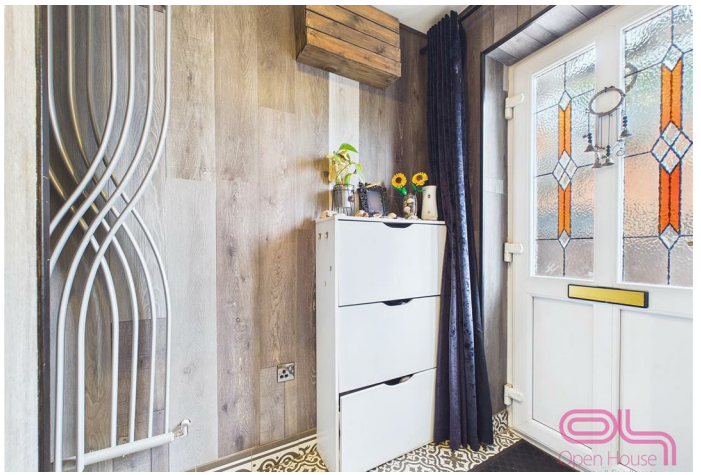
Family Bathroom
Recently re-fitted to an impressive standard, the family bathroom features a freestanding bath with traditional-style fittings, a contemporary countertop wash basin and a low-level WC. The room is finished with full-height white metro-style tiling, contrasting patterned floor tiles, a heated towel radiator and a frosted window providing natural light and privacy.

Second Floor

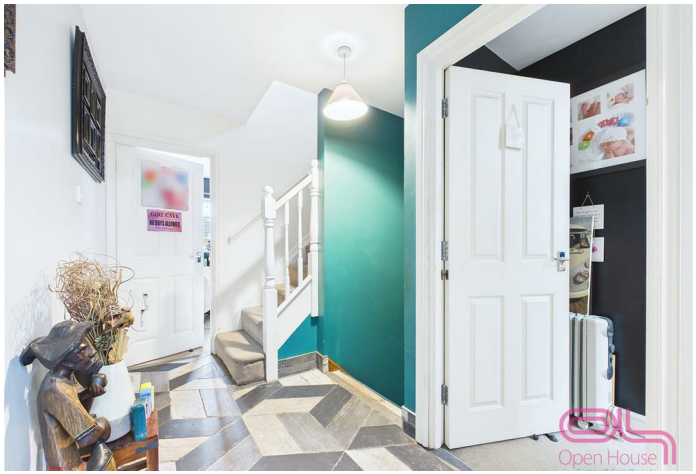
Master Bedroom













Occupying the upper floor, the spacious master bedroom offers a private and characterful retreat. The room benefits from dormer-style windows, useful eaves storage and direct access to its own en-suite shower room.

En-Suite Shower Room
A particularly generous en-suite fitted with a walk-in double shower, pedestal wash basin and low-level WC. A Velux-style roof window provides natural light, while the room also includes an extractor fan and heated towel radiator.

Outside

Front
The property is approached across a block-paved driveway providing off-road parking for up to two vehicles. Gated access at the side leads into the rear garden, with potential for the parking area to be extended if required.

Rear Garden
One of the property's most notable features is its exceptionally generous rear and side plot. Immediately outside the lounge is an attractive two-tier patio finished with large-format porcelain tiles, creating an excellent space for outdoor seating, dining and entertaining. Steps rise to the remaining garden, which includes lawned areas, planted sections and raised timber-edged beds.

A substantial hardstanding area provides further possibilities and could potentially accommodate additional parking, a garage, garden building or further extension, subject to the necessary planning permission.

Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

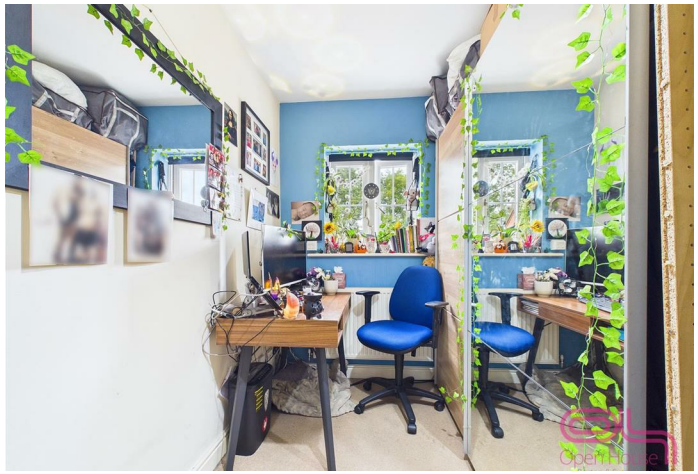
Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.






BEACH
BATH
YOUR FIRST KISS
BEING
FALLING
IN LOVE
GETTING MAIL
LIVING YOUR DREAMS
HOME
FRIENDS SUNSHINE
GOOD
FOOD
A JOURNEY NOT A DESTINATION















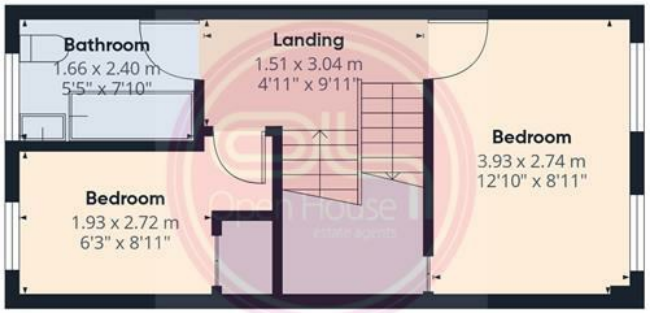








Floor 0



Floor 1





Floor 2

GLA[1]

99.13 m²

1066.98 ft²

Total

104.94 m²

1129.6 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

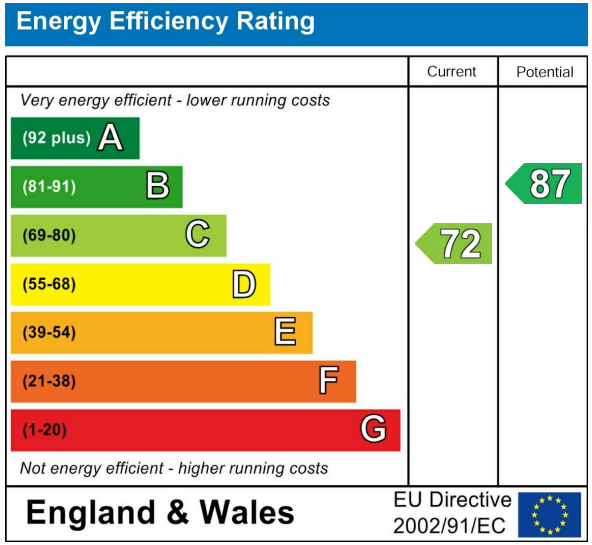
Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Extended Three-Storey Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Impressive Master Bedroom With En-Suite
- Recently Re-Fitted Family Bathroom
- Contemporary Breakfast Kitchen
- Spacious Extended Lounge Diner
- Bi-Folding Doors Opening Onto The Patio
- Exceptionally Generous Rear And Side Plot
- Landscaped Two-Tier Porcelain-Tiled Patio
- Block-Paved Driveway Providing Off-Road Parking



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