



# Crew Partnership

Burton · Estate · Agents



**64 BURTON ROAD  
COTON-IN-THE-ELMS  
SWADLINCOTE  
DE12 8HL**

BEAUTIFULLY PRESENTED 3 BED FAMILY HOME IN A SOUGHT AFTER VILLAGE LOCATION! Entrance Hall, Lounge, 15FT KITCHEN/DINING ROOM. Landing, 3 Bedrooms and a REFITTED SHOWER ROOM. UPVC DG + GCH. Front and Rear Gardens. Close proximity to Rosliston Forestry Centre. VIEWING HIGHLY RECOMMENDED

**£225,000 FREEHOLD**

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

Telephone : 01283 548548

<http://www.crewpartnership.co.uk>

## **NEED TO SELL?**

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

## **DRAFT DETAILS ONLY**

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

## **Ground Floor**

### **Entrance Hall**

Stairway to galleried first floor landing, double glazed opaque door to front, door to Lounge.

### **Lounge**

15' 2" x 11' 7" (4.62m x 3.53m) UPVC double window to front aspect, radiator, coving to ceiling, door to Kitchen/Dining Room.



### Kitchen/Dining Room

15' 10" x 7' 6" (4.83m x 2.29m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, UPVC double glazed window to rear aspect, radiator, double glazed opaque door to garden, folding door to Pantry.



### First Floor

#### Landing

Doors to all Bedrooms and Shower Room.



### Master Bedroom

12' 7" x 11' 7" (3.84m x 3.53m) UPVC double glazed window to rear aspect, radiator.



### Second Bedroom

11' 5" x 10' 2" (3.48m x 3.10m) UPVC double glazed window to front aspect, radiator.



### Third Bedroom

9' 10" x 6' 10" (3.00m x 2.08m) UPVC double glazed window to front aspect, radiator.

### Shower Room

Refitted with three piece suite comprising tiled shower enclosure with fitted power shower and glass screen, pedestal wash hand basin, low-level WC and heated towel rail tiled splashback, uPVC double glazed window to rear aspect, uPVC double glazed window to rear.



## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, overlooking open countryside, outside cold water tap. Sun patio seating area, rear gated access, brick-built workshop, garden store.

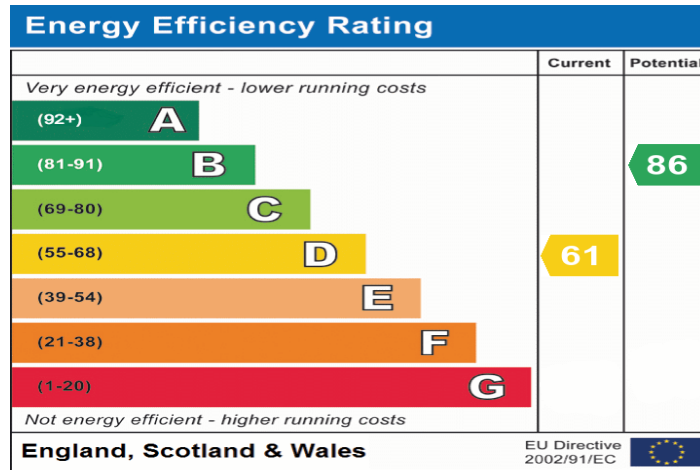


### Additional Information

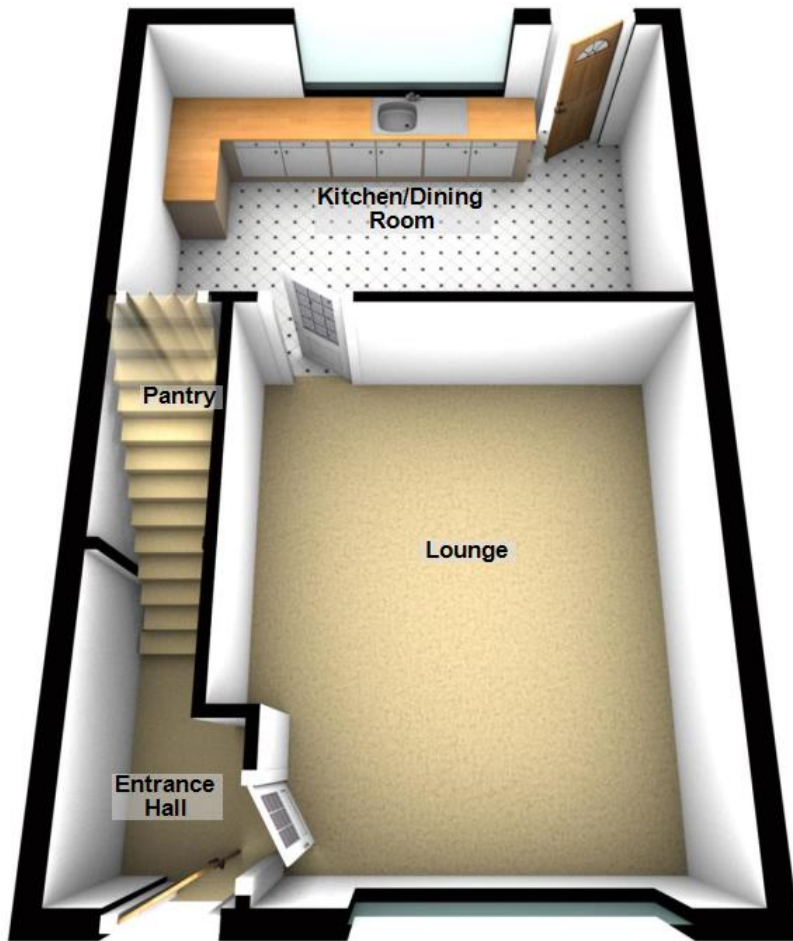
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC



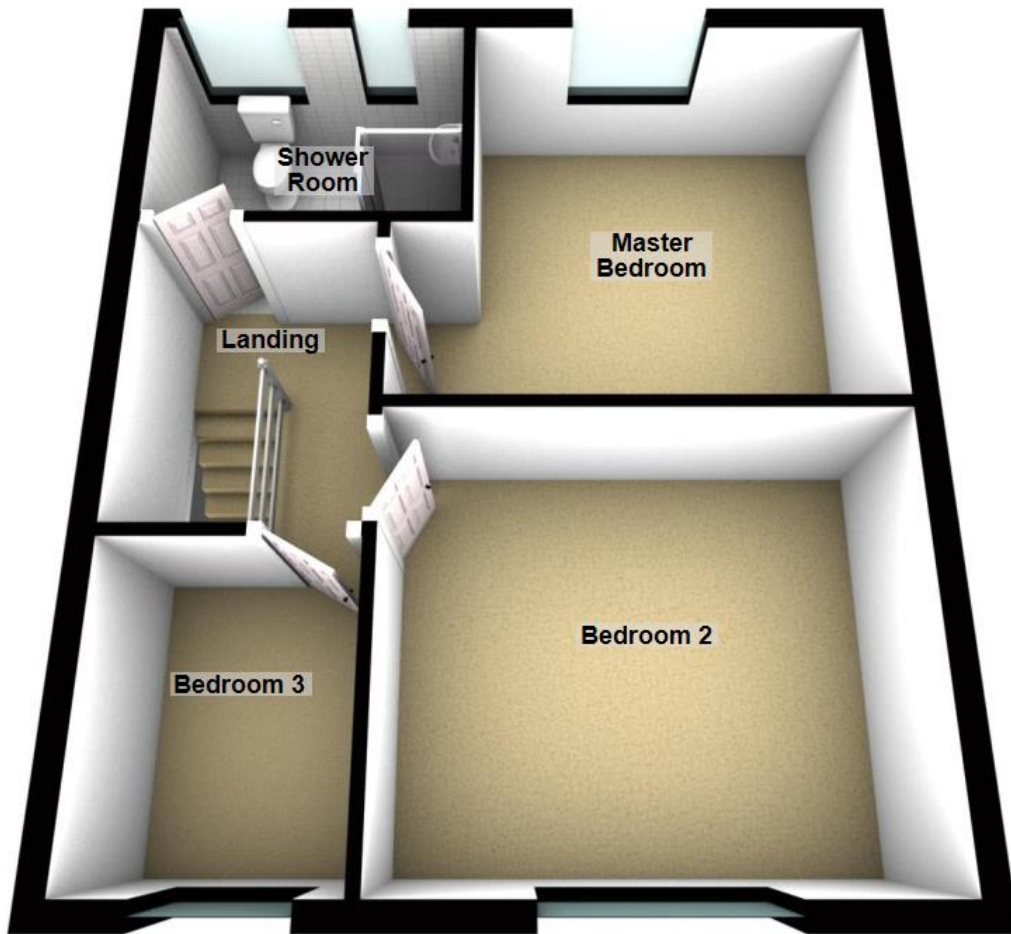
### Ground Floor

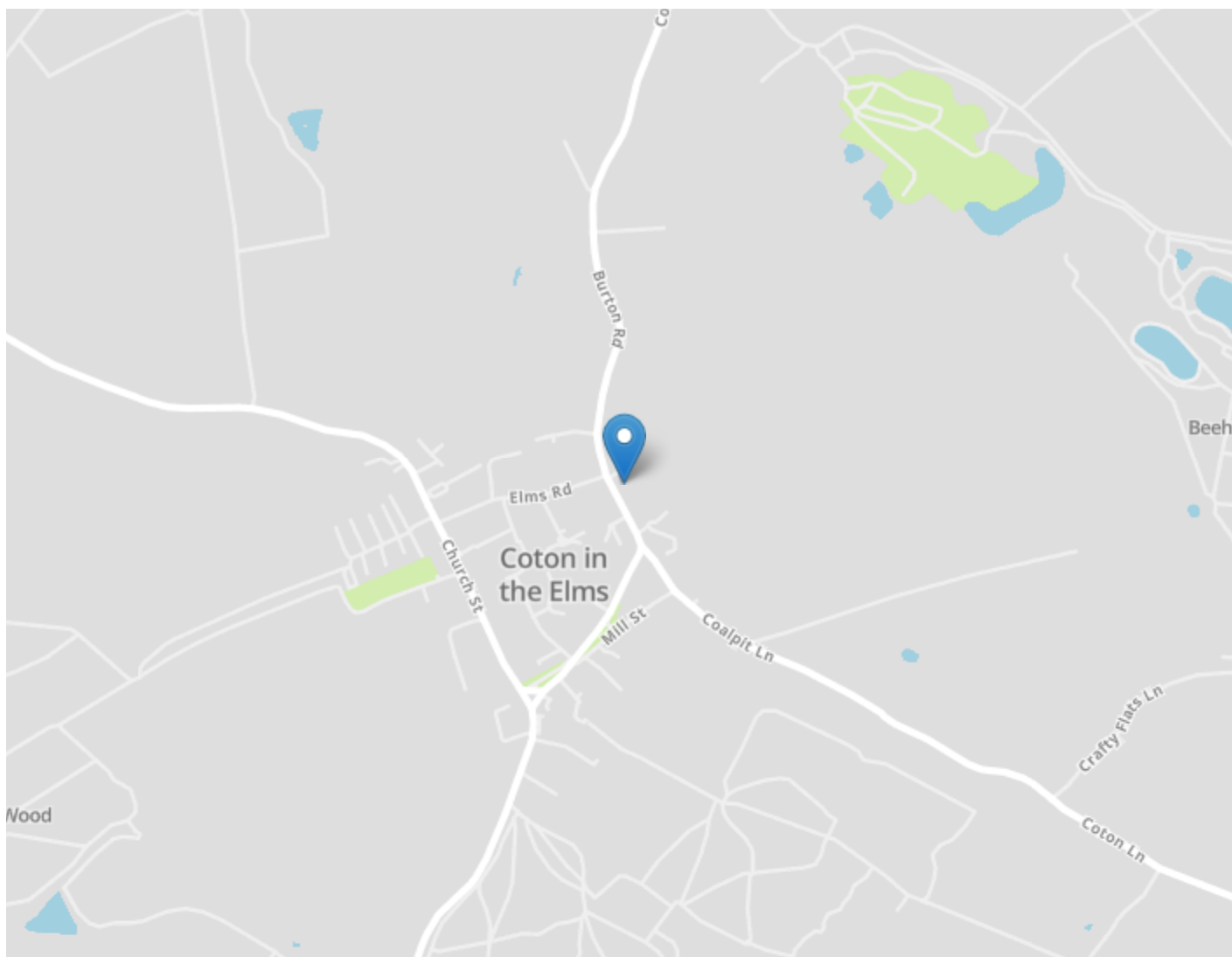


For use by Crew Partnership only  
Plan produced using PlanUp.



**First Floor**





#### DRAFT DETAILS ONLY

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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

#### THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

#### FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.