



# Crew Partnership

Burton · Estate · Agents



**23 MOUNT ROAD  
CASTLE GRESLEY  
SWADLINCOTE  
DE11 9ES**

EXTENDED + REFURBISHED SEMI DETACHED BUNGALOW WITH A 21FT ATTIC ROOM AND BACKING ONTO OPEN FIELDS! Entrance Hall, REFITTED CLOAKROOM, REFITTED KITCHEN, Dining Room with stunning roof lantern, open plan to Lounge, Inner Hallway, 2 DOUBLE BEDROOMS and a REFITTED BATHROOM. Converted Loft to Attic Room. UPVC DG + GCH. Driveway leading to Garage with additional Parking spaces to the front also. VIEWING HIGHLY RECOMMENDED

**£240,000 FREEHOLD**

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<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**

UPVC opaque double glazed window to side aspect, radiator, wood block flooring, coving to ceiling, stairs to first floor landing, uPVC double glazed opaque door to side, doors to Cloakroom and Fitted Kitchen



### **Cloakroom**

Fitted with two piece suite comprising, wash hand basin, in vanity unit with cupboard under and low-level WC, tiled surround, radiator, ceramic tiled flooring, coving to ceiling, plumbing for automatic washing machine.





### Fitted Kitchen

10' 0" x 7' 9" (3.05m x 2.36m) Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, laminate flooring, coving to ceiling, open plan to Dining Room.



### Dining Room

8' 9" x 7' 6" (2.67m x 2.29m) Double glazed skylight, double radiator, wood block flooring, double glazed tri-fold doors to garden, open plan to Lounge.





### Lounge

16' 0" x 11' 0" (4.88m x 3.35m) Coal effect gas fire set in feature surround, wood block flooring, coving to ceiling, door to Inner Hallway.



### Inner Hallway

Laminate flooring, doors to both Bedrooms and Bathroom.

### Master Bedroom

13' 0" x 9' 0" (3.96m x 2.74m) UPVC double glazed window to front aspect, fitted wardrobe(s) with full-length mirrored sliding doors, radiator, laminate flooring, coving to ceiling.





### Second Bedroom

10' 4" x 8' 1" (3.15m x 2.46m) UPVC double glazed window to front aspect, fitted wardrobe(s) with full-length mirrored sliding doors, radiator, laminate flooring, coving to ceiling.



### Bathroom

Refitted with four piece suite comprising panelled bath, pedestal wash hand basin with fitted power shower with body jets and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to side aspect, double radiator, ceramic tiled flooring.



### First Floor

#### Landing

Door to Attic Room.

### Attic Room

Double glazed velux window to rear aspect, double glazed window to rear aspect with wall mounted gas combination boiler serving heating system and domestic hot water, loft space.





## Outside

### Front and Rear Gardens

Established front, side and rear gardens with a variety of shrubs and trees, backing onto open fields, driveway to the front leading to carport and garage and car parking space for six cars with lawned area, outside cold water tap. Sun patio seating area.




### Additional Information

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

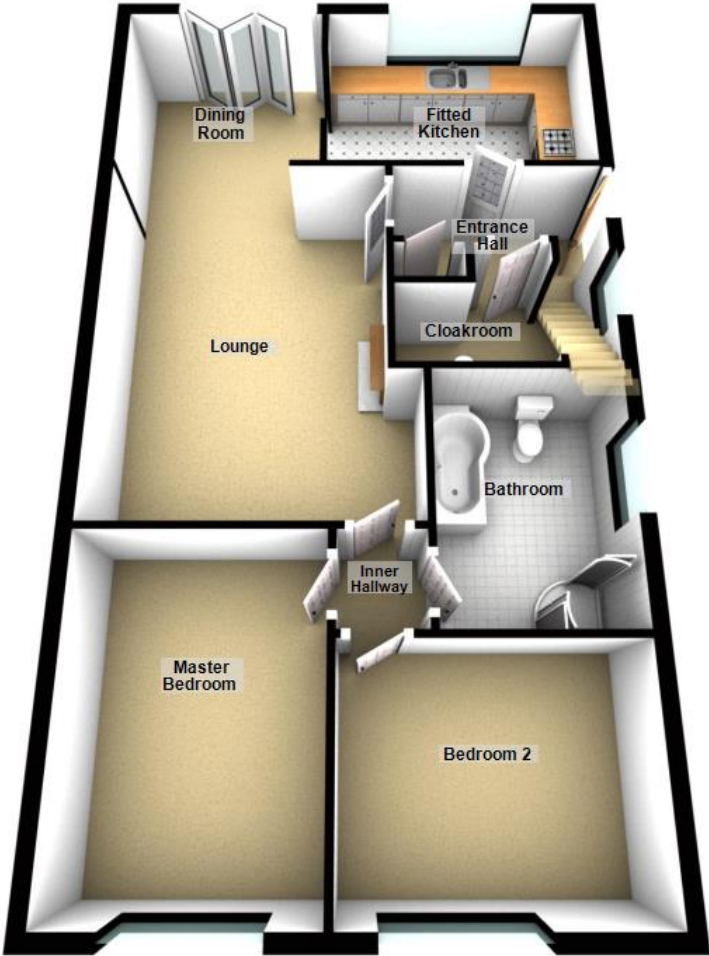
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

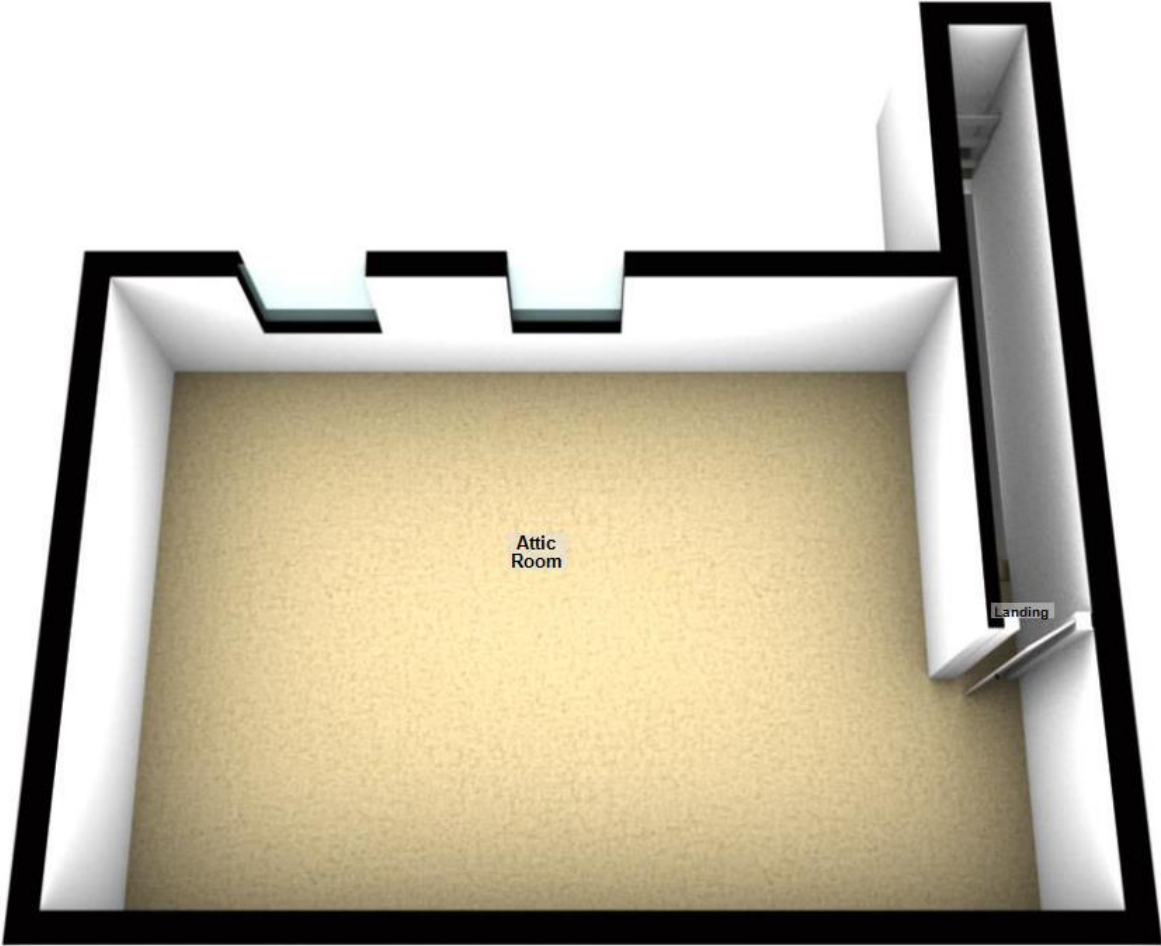


**Ground Floor**

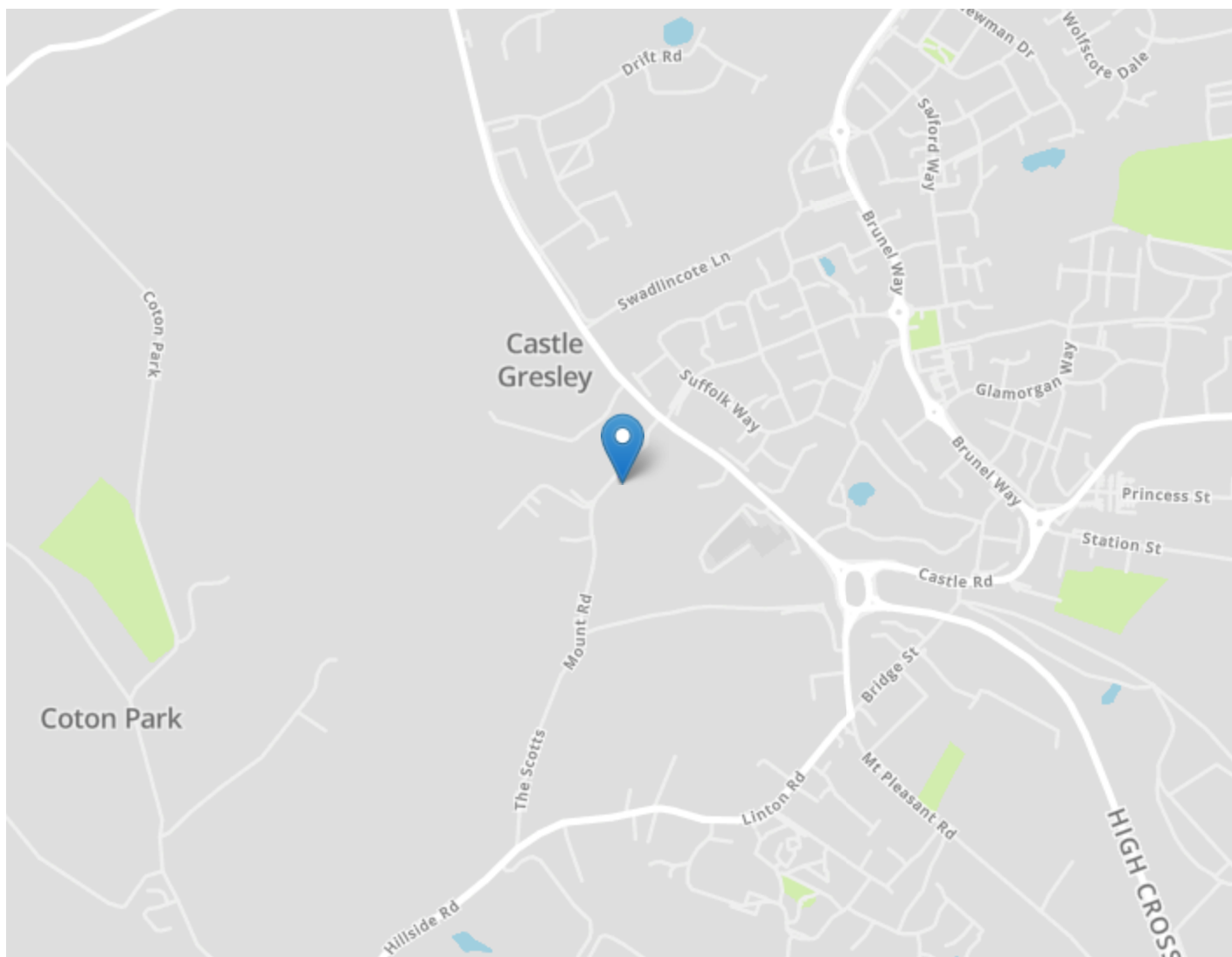


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Plan produced using PlanUp.

**First Floor**







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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.