



Crew Partnership

Burton · Estate · Agents



**FOXLEY LODGE, 133 MAIN STREET
LINTON
SWADLINCOTE
DE12 6QA**

A VERY UNIQUE FAMILY HOME WITH 5 BEDROOMS + 5 RECEPTION ROOMS + DOUBLE GARAGE + ANNEX! Entrance Hall, Dining Room open plan to a REFITTED KITCHEN AND REFITTED UTILITY ROOM, Lobby, Cloakroom. Games Room open plan to Lounge, Snug, Office. First floor served by 2 staircases, offers 4 DOUBLE BEDROOMS, a single Fifth Bedroom and a REFITTED BATHROOM. UPVC DG + GCH. Gated side access to a Garden offering ample off street parking, a double Garage and separate Annex. VIEWING A MUST

£450,000 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

Radiator, wood panelled walls, coving to ceiling, stairway to galleried first floor landing, double glazed opaque door to front, open plan to Kitchen/Dining Room, Lounge and Snug.



Dining Room

14' 3" x 13' 0" (4.34m x 3.96m) UPVC double glazed window to front aspect with cast-iron solid fuel burner, radiator, coving to ceiling, open plan to Kitchen.



Kitchen

14' 3" x 7' 4" (4.34m x 2.24m) Fitted with a matching range of base and eye level units with worktop space over, belfast sink unit with tiled splashbacks, space for range, extractor hood, uPVC double glazed window to rear aspect with wall mounted concealed gas combination boiler serving heating system and domestic hot water open plan to Utility Room.



Utility Room

12' 2" x 8' 0" (3.71m x 2.44m) Fitted with a matching base and eye level units with worktop space over, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, radiator, door to Lobby.



Lobby

UPVC double glazed door to garden, door to Cloakroom.

Cloakroom

UPVC double glazed window to front aspect, fitted with two piece suite comprising and high-level flush WC.

Games Room

19' 4" Reducing to 11' 11" x 16' 5" (5.89m x 5.00m)
Two uPVC double glazed windows to front aspect,
two radiators, coving to ceiling, open plan to
Lounge



Lounge

20' 11" Reducing to 12' 6" x 14' 10" (6.38m x 4.52m)
UPVC double glazed window to side aspect with
cast-iron solid fuel burner, coving to ceiling.



Snug

14' 0" x 11' 5" (4.27m x 3.48m) UPVC double
glazed window to side aspect, radiator, coving to
ceiling, stairs leading to Fourth Bedroom, door to
Study.



Study

11' 11" x 8' 0" (3.63m x 2.44m) UPVC double glazed window to front aspect, double glazed opaque door to garden.

First Floor

Landing

Doors to all Bedrooms and Bathroom.



Master Bedroom

15' 5" x 15' 4" (4.70m x 4.67m) Two uPVC double glazed windows to side aspect, radiator.



Second Bedroom

14' 0" x 15' 0" (4.27m x 4.57m) UPVC double glazed window to front aspect, double radiator.



Third Bedroom

13' 5" Max x 13' 3" Max (4.09m x 4.04m) Two uPVC double glazed windows to front aspect, radiator.



Fourth Bedroom

18' 0" x 12' 5" (5.49m x 3.78m) Two uPVC double glazed windows to side aspect, coving to ceiling, door to Second Landing.



Fifth Bedroom

6' 4" x 7' 0" (1.93m x 2.13m) UPVC double glazed window to front aspect, radiator.

Bathroom

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower area with fitted power shower and glass screen and low-level WC, extractor fan, uPVC opaque double glazed window to side aspect, uPVC double glazed window to rear aspect, ceramic tiled flooring.



Outside

Rear Garden

Gated access to the side leads to the garden, mainly laid to lawn with a large gravelled area providing ample off street parking and a Double Garage. Further benefitting from a paved seating area.



Annex

20' 2" x 11' 8" (6.15m x 3.56m) UPVC double glazed doors lead to an office/Living Space with it's own Cloakroom.



Additional Information

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

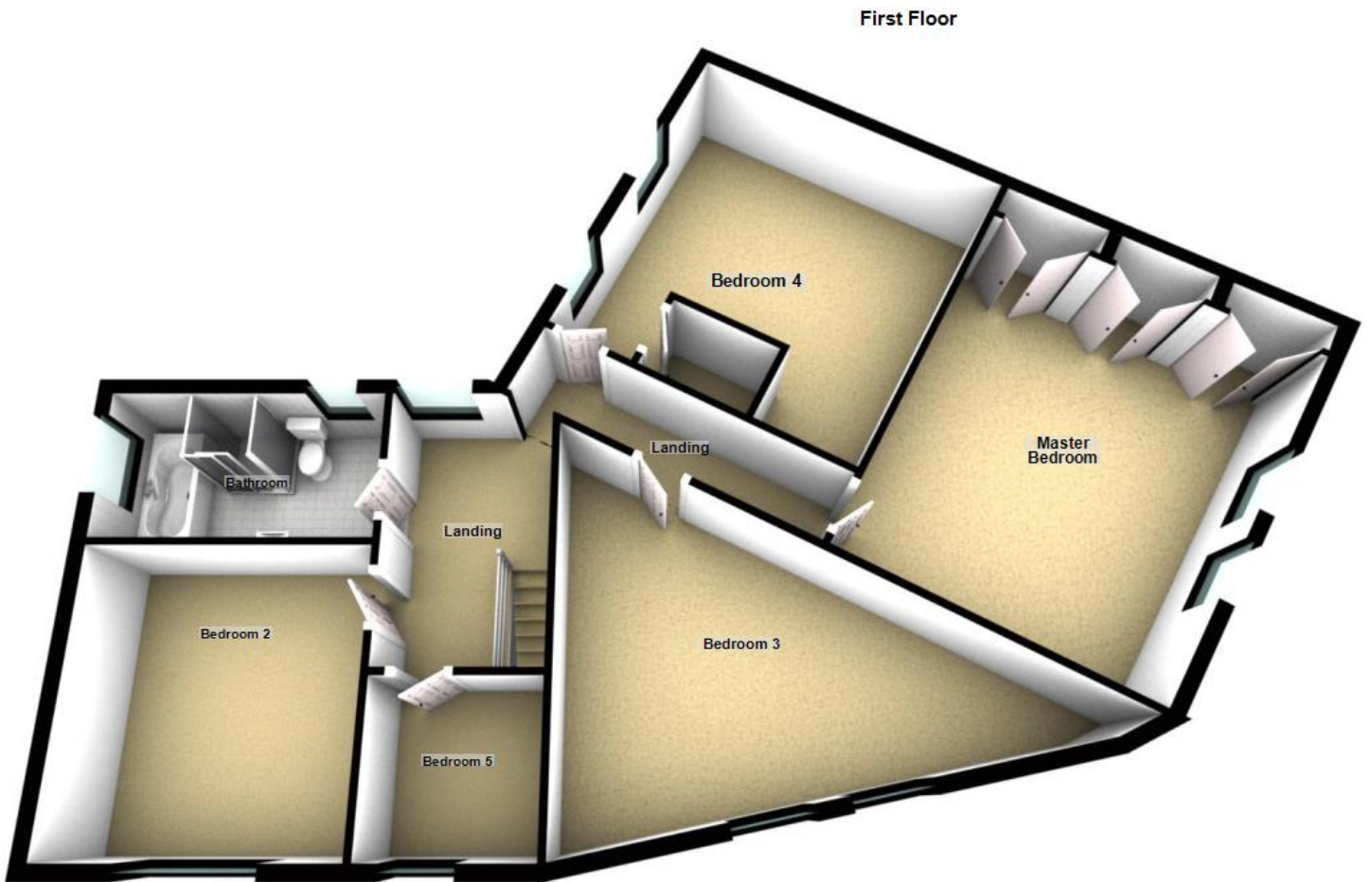
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

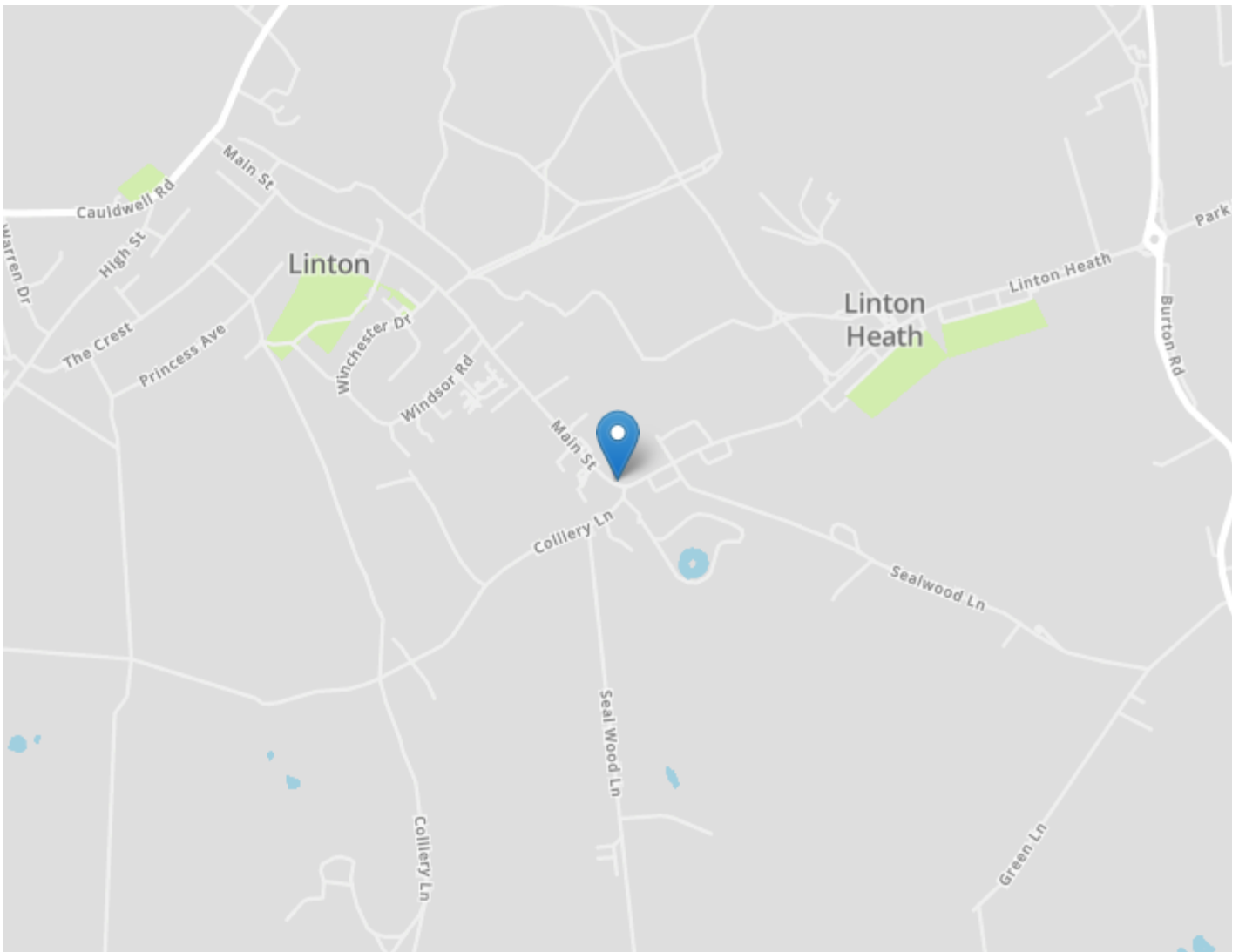
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band E

Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.





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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.