

*Lansdowne Road, Swadlincote, DE11*

**£310,000**



Cadley Cauldwell proudly present this Victorian three bed detached property with some original features. NO CHAIN. The house is on a quiet, popular residential road close to major routes and within walking distance of secondary and primary schools, parks and Swadlincote town centre.

The property comprises an entrance hall, three reception rooms, kitchen, pantry, three good-sized double bedrooms. There is parking for two cars and the detached garage within a lovingly maintained, landscaped garden including lawns, beds and mature borders complete with outside toilet and store.

The recently reroofed property benefits from gas central heating and double glazing.

Freehold/EPC: E/Council tax: C

VIEWINGS HIGHLY ADVISED, please contact Cadley Cauldwell on 01283 217251.

- 3 BED DETACHED**
- Private parking and garage**
- Well maintained rear garden**
- Three reception rooms**
- Great potential for further improvement**
- Freehold/EPC: E/Council tax: C**

# Lansdowne Road, Swadlincote, DE11

## Directions

POSTCODE: DE11 9DZ

## IMPORTANT INFORMATION

\*\*Mortgage advice available, please contact our office for further information.\*\*

### Entrance hall

3.68m x 1.80m (12'1" x 5'11")  
Understairs storage.

### Lounge

3.68m x 3.38m (12'1" x 11'1")  
Dual aspect, with electric fire.

### Dining room

3.68m x 3.38m (12'1" x 11'1")

### Sitting room

3.68m x 3.96m (12'1" x 13')  
With gas fire

### Kitchen

2.74m x 3.35m (9' x 11')

### Pantry

3.96m x 1.22m (13' x 4')

## FIRST FLOOR

### Bedroom 1

3.68m x 3.66m (12'1" x 12')  
Dual aspect.

### Bedroom 2

3.68m x 3.38m (12'1" x 11'1")

### Bedroom 3

3.68m x 4.29m (12'1" x 14'1")  
with fitted wardrobe

### Bathroom

2.46m x 3.35m (8'1" x 11')

## OUTSIDE

### To the side

Gated parking for a couple of vehicles. Leads to the rear garden

### To the rear

Enclosed well maintained rear garden with lawns, mature beds and borders. Access to detached garage, outside toilet and store.

### Store

2.74m x 1.83m (9' x 6')

### Outside WC

1.55m x 0.61m (5'1" x 2')

### Garage





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		50	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.