



## Mount Road, Castle Gresley

Swadlincote, DE11 9ES

£225,000





Character Cottage - With Original Features! This three bedroom semi detached cottage offers spacious accommodation with original features including a beamed ceiling and cast iron fireplaces. The accommodation includes a large lounge, kitchen/diner, garden room, utility and bathroom. There's also off road parking and a private rear garden. HURRY TO VIEW - CALL NEWTON FALLOWELL - 01283 217772

#### Location

Situated in a semi rural setting at the edge of Castle Gresley, in the National Forest, the property is within walking distance of open countryside yet is only a short car journey from Swadlincote and wide range of amenities. It is also well placed for access to the commuter routes.

#### Room Sizes

##### Lounge

11'6" x 13'5" (3.53 x 4.1)

##### Kitchen/Diner

10'0" x 13'6" (3.06 x 4.14)

##### Garden Room

14'6" x 5'9" max (4.44 x 1.77 max)

##### Master Bedroom

11'6" x 13'6" (3.53 x 4.14)

##### Bedroom Two

10'1" x 13'6" (3.09 x 4.14)

##### Bedroom Three

10'1" x 5'11" (3.09 x 1.81)

#### Overview - Ground Floor

To the front there are steps to the front door, which opens to the lounge. This has a picture rail and an ornate, solid wood feature fireplace with tiled back. A doorway from here leads to the kitchen/diner, with a beamed ceiling and solid wood bespoke base units that include a built in hob, electric oven and fridge. There's also a feature, cast iron fireplace, stairs off to the first floor and a door to the garden room. Located to the rear this has a pantry off, and a utility area which leads to the bathroom. The bathroom has a bath with a mains shower, vanity wash basin and WC. There's also a stable door from the garden room to the garden.

#### Overview - First Floor

To The first floor, the master bedroom, a generous double, is located to the front and has a feature cast iron fireplace, as does bedroom two, which is also a double with exposed floorboards and a built in wardrobe. Bedroom three is a single that overlooks the garden, has built in wardrobes and is currently used as a dressing room. Finally, there's a separate WC with wash basin.





## Outside

To the front there's a block paved parking space, along with a side access leading to a gate to the rear private and not overlooked, enclosed rear garden. This has a patio, lawn and established borders and beds, along with a summerhouse.

## Points to Note

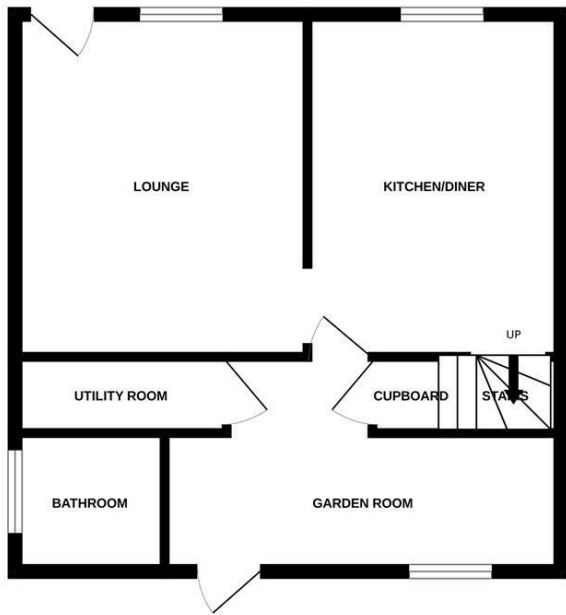
**SERVICES:** Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.  
**MEASUREMENTS:** Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.  
**TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Council Tax

The property is within South Derbyshire District Council and is listed as a band A property at <https://www.gov.uk/council-tax-bands>.



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

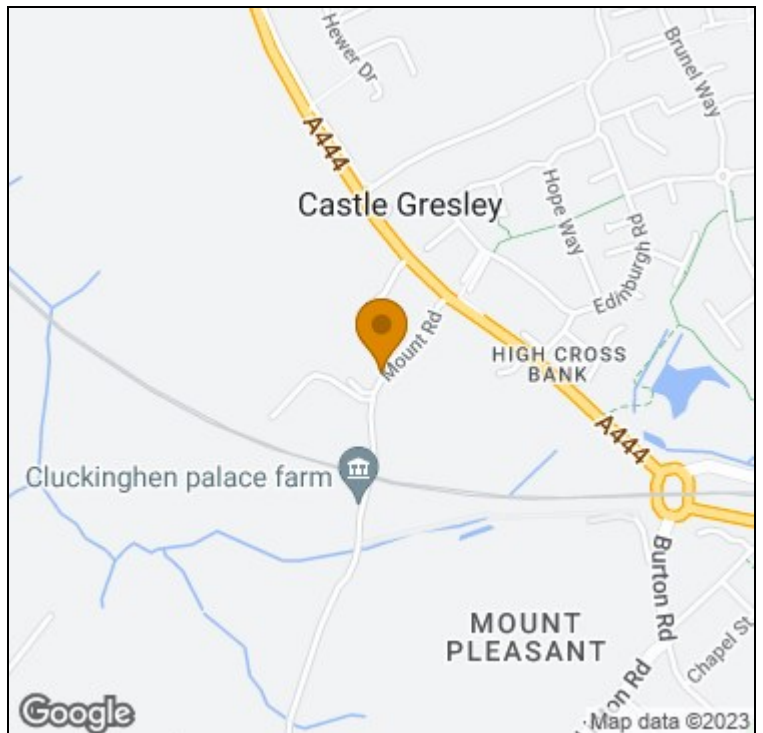


TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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