



45 Church Street

Coton-In-The-Elms | DE12 8EZ | Guide Price £325,000

ROYSTON
& LUND

- ***Guide Price
£325,000 - £335,000
- Spacious Open Plan
Kitchen/Dining Room
- Ground Floor WC
- Close to Numerous
Amenities
- EPC: TBC
- Three Bedroom Family
Home
- First Floor Bathroom
& En-Suite
- Off-Road Parking &
Integral Garage
- Council Tax: C
- Freehold





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Royston & Lund are delighted to present this spacious and beautifully presented three-bedroom detached family home, situated in the sought-after village of Coton-In-The-Elms, Swadlincote. Offering versatile accommodation throughout together with a generous rear garden, ample off-road parking and a garage, this property is perfectly suited to modern family living.

The property is set back from the road with a large block-paved driveway providing off-road parking for multiple vehicles, alongside access to the integral garage. Upon entering, you are welcomed into an entrance hallway which leads through to the main living accommodation. There is a spacious and inviting living room complete with a feature log burner, creating a warm and cosy atmosphere, while to the rear of the property is an impressive open-plan kitchen/dining room. This fantastic entertaining space offers ample room for family dining and everyday living, with direct access into the rear porch, convenient ground floor WC and garden beyond.

To the first floor, the landing provides access to three well-proportioned double-bedrooms and the family bathroom. The generous principal bedroom benefits from its own en-suite shower room, while the stylish family bathroom features a freestanding bath and contemporary finishes, adding a touch of luxury to the home.

Outside, the enclosed rear garden has been thoughtfully landscaped to provide a lawned area alongside patio and seating spaces, ideal for outdoor dining, entertaining and relaxing throughout the warmer months. You'll also find access to a mains and water supply, as well as a useful garden outbuilding providing additional storage.





EPC

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		
	69	78

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

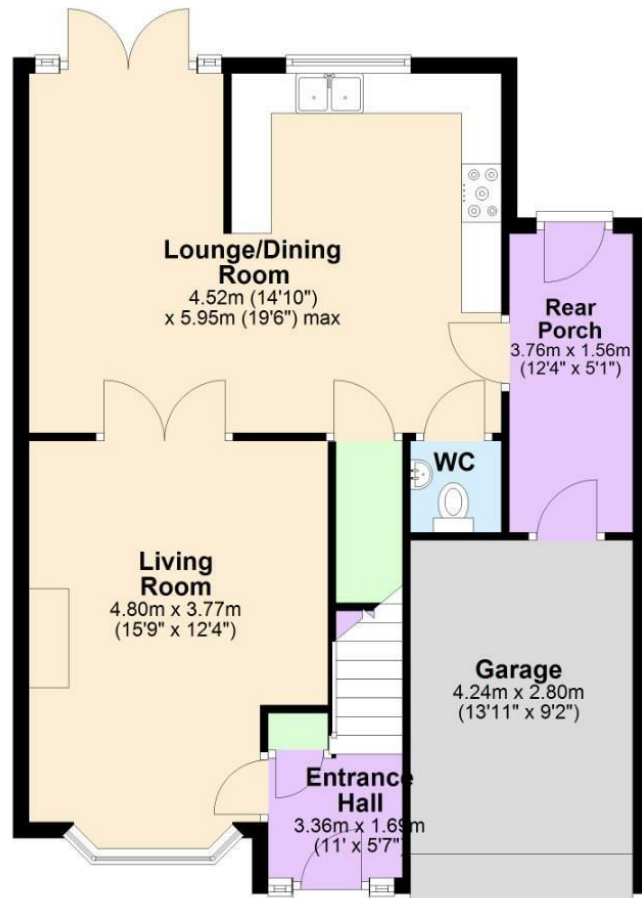
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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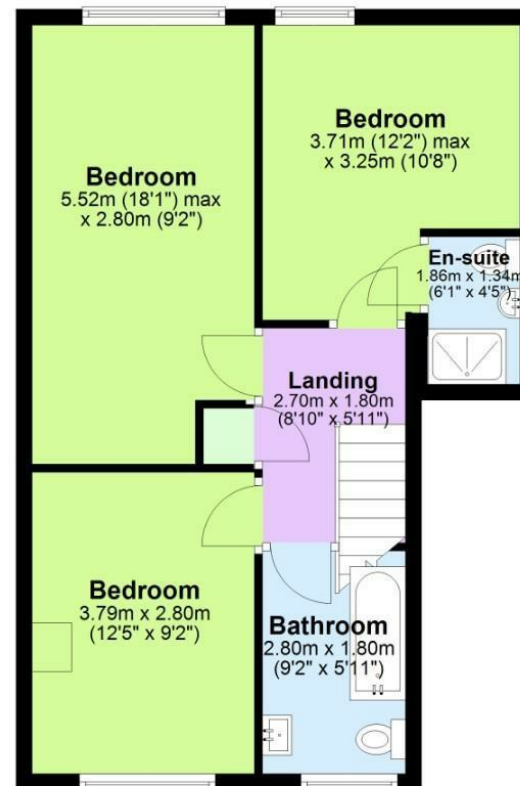
Ground Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 122.5 sq. metres (1319.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.