



9 Main Street

Albert Village | DE11 8EW | Guide Price £260,000

ROYSTON
& LUND

- Guide Price £260,000 - £270,000
- Two Bedroom Detached Bungalow
- Living Room with Fireplace
- Extensive Driveway and Detached Garage
- EPC Rating - C, Freehold
- Sold with No Upward Chain
- Fitted Kitchen
- Connecting Conservatory
- South Facing Garden
- Council Tax Band - C





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Royston & Lund are delighted to present this two-bedroom detached bungalow, offering convenience, comfort, and practicality. Sold with no upward chain and vacant possession.

As we come through the front door, to the right, the kitchen is comprised of wooden cabinetry, an integrated induction hob and oven, and washing machine [subject to sale], are all within close proximity that provides ease and convenience.

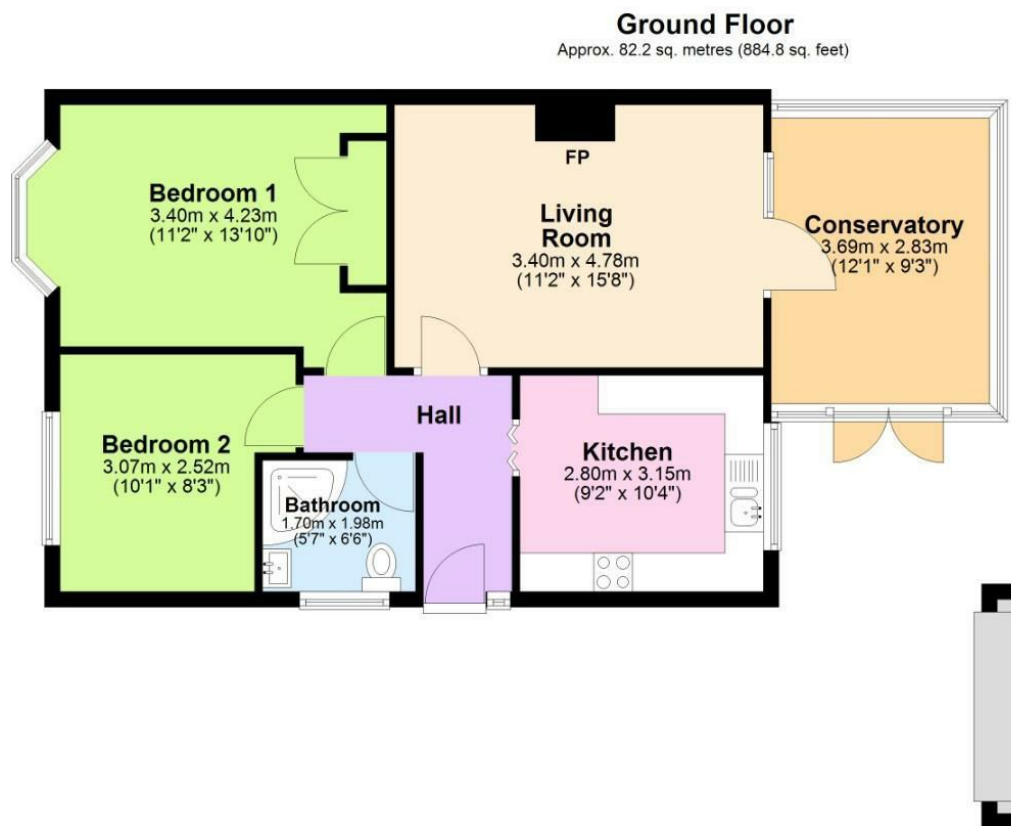
Just off the kitchen, the living room is a relaxing lounge with fireplace which flows into a bright conservatory, a versatile space with stained glass windows that connect directly to the south facing garden via French doors.

The main bedroom is substantial and comes complete with fitted wardrobes, providing ample storage without compromising on floor space. A second bedroom offers flexibility, whether used as a guest room or office space. The three piece shower room features a sleek walk-in shower, heated towel rail and mirrored cabinet.

Outside, the south facing garden is beautifully maintained, with a mix of patio and lawn areas ideal for both entertaining and quiet relaxation. Well-tended borders with mature shrubs, conifers, and seasonal flowers add privacy and colour throughout the year. At the front the garden continues with the same theme. An extensive gated driveway offers parking for multiple vehicles and leads to a larger than average detached garage, ideal for a vehicle, additional storage or workshop space.

Albert Village is situated in the area of the National Forest; this home is close to local shops, schools, and the scenic Albert Village Lake. Swadlincote's wider amenities are just minutes away, with excellent transport links to Burton, the A42, and East Midlands Airport, making it a well-connected yet tranquil place to live.





Total area: approx. 82.2 sq. metres (884.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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		
	70	77

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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