



## Occupation Road, Swadlincote, DE11 8HD

Offers Over £210,000



**\*\*EXTENDED\*\***

Royston and Lund are delighted to bring to the market this two bedroom detached and extended property located in Swadlincote.

In brief the property comprises of an entrance hall that leads you into the main living room and stairs to the first floor. The living room is a generous size with front aspect window flooding the room with natural light and impressive media wall. Moving through the living room into the dining room which has more than enough space for family and friends and boasts of an opening into the extended kitchen which has integrated appliances from a built in oven, hob and extractor fan along with sleek breakfast bar with more than enough room to add freestanding appliances. Off from the kitchen you are lead into a snug area which is currently being used as a home office and a separate utility room with WC and

- \*\*EXTENDED\*\***
- Integrated Kitchen Appliances And Breakfast Bar
- Understair Storage
- Ample Off Street Parking
- EPC Rating - D
- Two Bedroom Detached Family Home
- Downstairs Utility And WC
- Built In Wardrobes And Three Piece Family Bathroom
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold Council Tax Band - B

