



15 Potters Croft

| DE11 0WD | Guide Price £250,000

ROYSTON  
& LUND



- Guide Price £250,000 to £260,000 - SOLD WITH NO UPWARD CHAIN!
- Detached family home
- Driveway and Garage
- Situated On A Lovely Quiet Cul-De-Sac
- EPC D
- Three Bedrooms
- South Facing Rear Garden
- En-suite Shower Room
- Freehold
- Council Tax Band C





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Nestled in a quiet cul-de-sac in Swadlincote, this beautifully presented three-bedroom family home offers a perfect blend of comfort, style, and practicality.

Upon entering, a bright and welcoming hallway leads to a well-appointed kitchen with modern fittings. The spacious lounge-diner flows effortlessly into a light-filled conservatory, which opens onto a south-facing rear garden—ideal for both relaxing and entertaining.

Upstairs, the home features three well-proportioned bedrooms, including a master with its own en-suite, while the remaining bedrooms are served by a sleek and modern family bathroom.

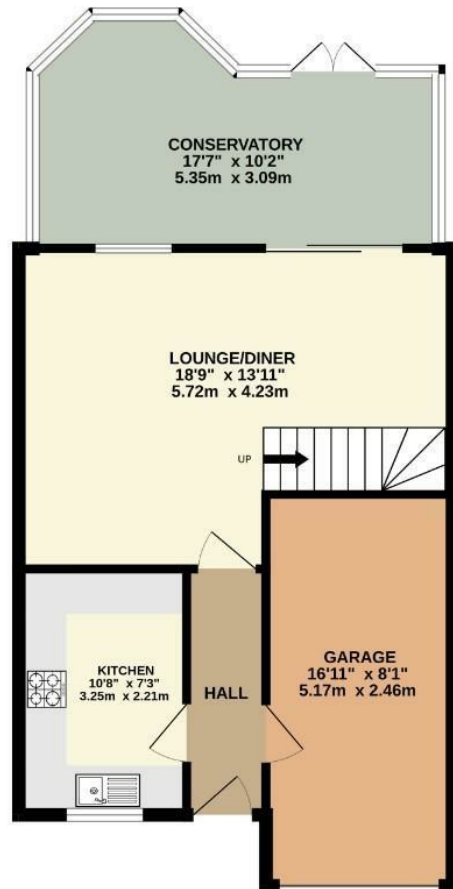
Additional benefits include a single garage and a driveway with space for two cars, ensuring ample parking.

Conveniently located near the countryside, local schools, and essential amenities, this home also boasts excellent transport links to Ashby and Burton on Trent, making it an ideal choice for families seeking both tranquillity and accessibility.

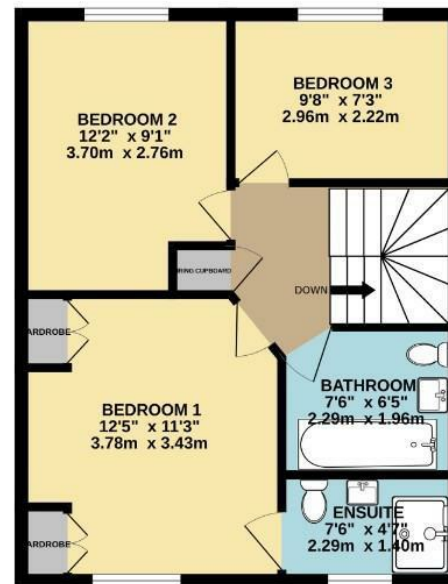




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 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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## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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