

SUPERIOR HOMES

ROYSTON & LUND



11 Dog Lane

Netherseal | DE12 8DE

Guide Price £575,000 - £600,000

Guide Price £595,000

This charming four-bedroom detached home blends character with functionality, offering spacious rooms and versatile living areas in a peaceful setting.

Upon entering through a brick-reveal porch, you are welcomed into a well-proportioned dining room, the central hub of the ground floor. To the right, double doors open into an inviting living room, where a wide brick fireplace creates a warm focal point. Further double doors lead into a bright and airy conservatory that is equally suited for dining or relaxing. French doors providing direct access to the garden.

The kitchen is fitted with an integrated dishwasher, gas hob, and oven, and is complemented by a practical pantry. A connecting utility room offers additional storage and side access to the outside. Also on the ground floor is a shower room and a spacious bedroom complete with fitted wardrobes, ideal for guests or multi-generational living.

Upstairs, the principal bedroom is of ample size and enjoys an en-suite shower room, along with fitted wardrobes. The additional bedrooms also benefit from fitted storage. A dedicated office provides an ideal work-from-home space and leads through to the family bathroom. The bathroom is a standout feature, boasting a large bath set up a few steps that is perfect for unwinding.

The outdoor space is a true highlight. The expansive garden offers a mix of well-kept lawn and stone slabbing, with multiple seating zones for relaxation or entertaining. A summerhouse adds further charm, while access is provided to a double garage and workshop. Above the garage, a first-floor space with dual Velux windows present a wealth of potential. To the side and front, the property continues with additional garden space and a generous driveway providing parking for multiple vehicles.

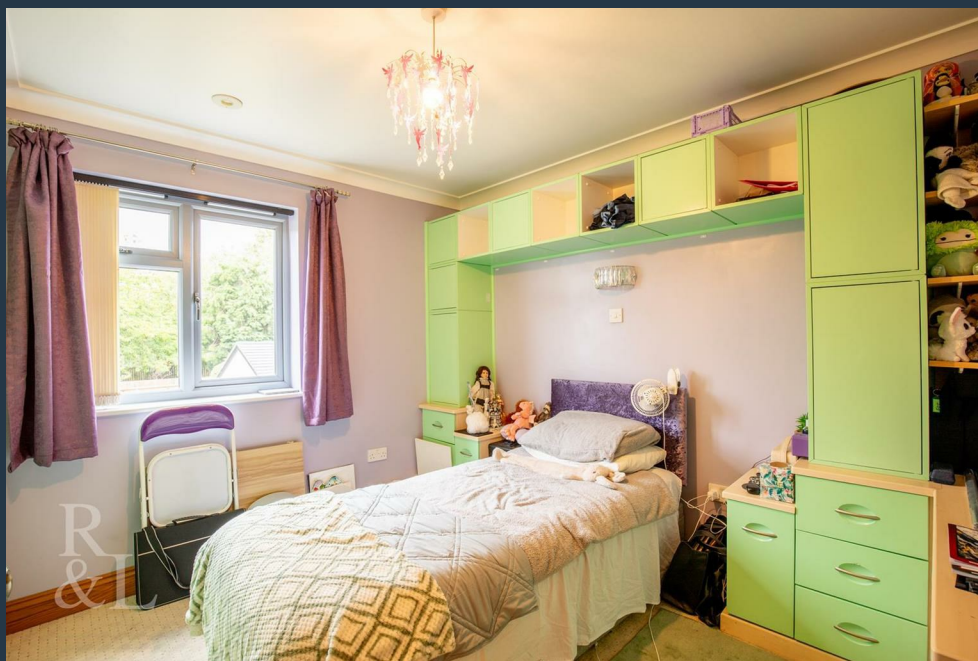




- Guide Price £595,000
- Four Bedroom Detached
- Spacious Dining Room
- Living Room with Broad Brick Fireplace
- Conservatory // Fitted Wardrobes Throughout
- Principal Bedroom with En-suite
- Double Garage with First Floor and Workshop
- Generous Surrounding Garden
- EPC Rating - B
- Council Tax Band - F // Freehold









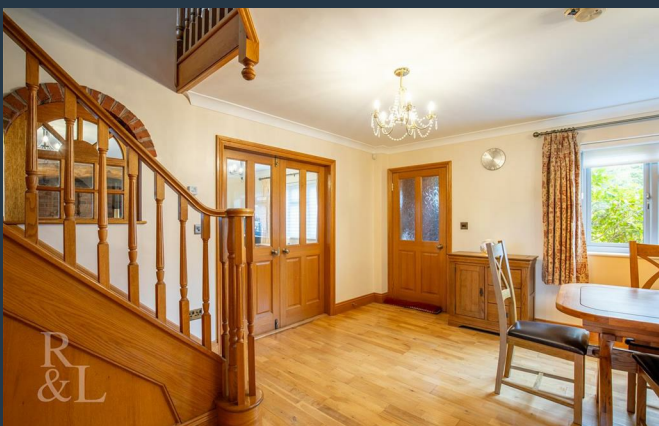


This property sits within a charming and well-served village setting. Netherseal itself is a small but lively community with a number of useful amenities. At the heart of the village is St Peter's Church, a Grade II* listed building, and St Peter's C of E Primary School. Daily needs can be met by the village store and post office, while the local pub and village hall provide social hubs for residents. For leisure, Netherseal is home to a sports club and a lawn tennis club, giving the village a friendly, active feel.



The location also offers excellent connectivity. Netherseal is around four miles from Swadlincote and only a short distance from the M42/A42, giving fast road links to Burton, Ashby-de-la-Zouch, and beyond. Bus services connect the village to nearby areas, while the nearest train station is in Burton-on-Trent, about nine miles away, providing rail access further afield.

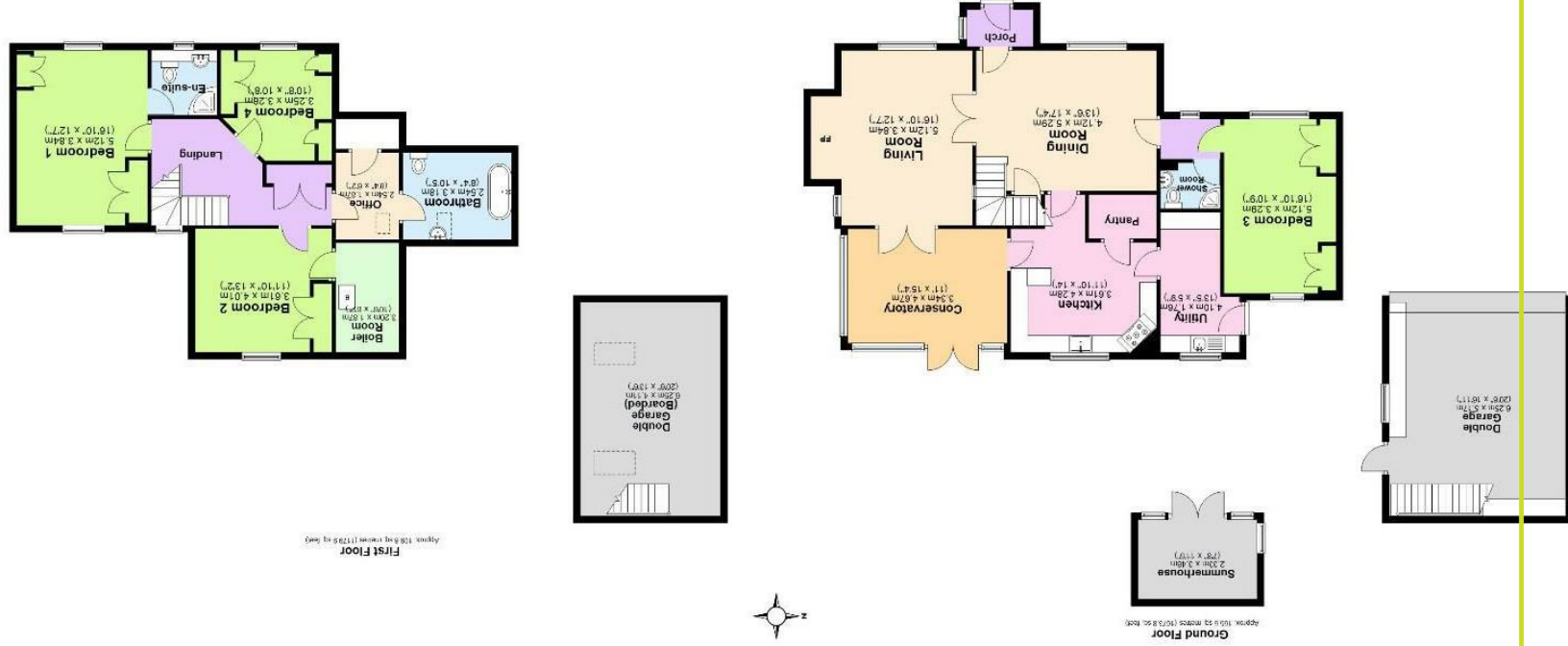
For a wider range of shopping and leisure options, Swadlincote is only a short drive, while the market town of Ashby-de-la-Zouch is roughly seven miles away with larger supermarkets, independent shops, restaurants, and services.



Overall, the property benefits from being in a quiet and peaceful village with a good mix of local amenities, while still enjoying easy access to nearby towns and excellent transport routes.

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.

Total area: approx. 265.1 sq. metres (2853.7 sq. feet)



First Floor
Approx. 158.9 sq. metres (1716 sq. feet)

Ground Floor
Approx. 106.2 sq. metres (1137 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Potential		Potential	
Current		Current	
81		85	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	

