



Hazelene, Field Lane, Boundary,
Swadlincote, Derbyshire, DE11

Offers Over: £300,000

Tenure: Freehold



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Offers Over: £300,000 Tenure: Freehold

Council Tax Band: C

EPC Rating: D

A charming detached property with spacious reception rooms, modern kitchen, three double bedrooms, and a beautiful garden in a picturesque location, offering convenience and comfort for families and couples.

Description

Welcome to this charming detached property in a quiet and picturesque location. This neutrally decorated home offers a comfortable living experience perfect for families and couples alike. As you enter, you are greeted by the spacious and bright reception rooms, modern kitchen, walk in pantry, ground floor bedroom, shower room, and conservatory with two further double bedrooms and an en-suite shower room to the first floor. Ample off road parking to front of the property with side access to the garden.

Location

The property is located in Boundary on Field Lane. This is located off the A511 from Woodville to Ashby via a small un-adopted lane. Conveniently located, this property offers easy access to public transport links, nearby schools, and local amenities. With a council tax band of C and an EPC rating of D, this home offers both comfort and efficiency.

Entrance Hall

12'7" x 2'10" (3.84m x 0.86m)

Spacious hallway with stairs off to the first floor.

Pantry

Spacious traditional pantry.

Kitchen

14'2" x 9'2" (4.32m x 2.8m)

The modern kitchen is a delight, featuring modern appliances, built-in pantries, natural light, and has been recently refurbished. It's the perfect space for cooking and entertaining.

Lounge

17'1" x 10'9" (5.2m x 3.28m)

The first reception room is a separate space with a cosy fireplace/log burner and access to a lovely conservatory.

Store

There is a useful store situated off the lounge.

Conservatory

11'7" x 8'9" (3.53m x 2.67m)

The conservatory again, is newly erected with Cosmic tiled roof, skylights and UPVC double glazing.

Dining Room

13'7" x 11' (4.14m x 3.35m)

The second reception room is a versatile room that can be used as a formal dining room or for any other purpose that suits your needs.

Ground Floor Bedroom

13'2" x 10'9" (4.01m x 3.28m)

The property boasts three double bedrooms, each with its own unique features. Bedroom one is located on the ground floor and offers ample space and natural light through the bay window.

Family Shower Room

Double shower enclosure, vanity unit incorporating a wash basin and a low flush wc.

On the first floor:

Bedroom

13'3" x 11'7" (4.04m x 3.53m)

Bedroom two is a double room with an en-suite shower room and built-in wardrobes.

En-suite Shower Room

7'9" x 7'6" (2.36m x 2.29m)

Corner shower enclosure, wash basin and low flush wc.

Bedroom

13'2" x 9'6" (4.01m x 2.9m)

Bedroom three also enjoys natural light and is ideal as a guest room or home office.

Outside

Outside to the front you will find the parking area which has recently been block paved. There is side access leading to the rear garden.

Garden

The garden has a timber shed, raised vegetable beds, with trees and shrubs. There are fence boundaries with open views to the rear.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

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All Measurements

All Measurements are Approximate.



For full EPC please contact the branch.



Ground Floor

First Floor

Total floor area 121.0 sq. m. (1,302 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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