

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Amalveor, Field Lane, Boundary, DE11*

*Offers in the Region of £275,000*



CADLEY CAULDWELL are excited to bring to the market this unique NO CHAIN four bedroomed semi-detached family home. Set down a quiet lane within Swadlincote, close to major route ways and countryside views beyond.

This property has so much to offer with its entrance hall, guest cloakroom, dining room, spacious lounge, fitted kitchen, downstairs shower room, four bedrooms, private parking, detached garage and front garden.

THIS PROPERTY IS A MUST SEE contact CADLEY CAULDWELL ON 01283 217251 to arrange your viewing TODAY!

- CC NO CHAIN
- CC Four Bedroomed Semi-Detached
- CC Private Parking & Garage
- CC Two Reception Rooms
- CC Quiet Location
- CC EPC Rating: E

# Amalveor, Field Lane, Boundary, DE11

## Directions

From Sainsbury's Roundabout travel along Civic Way, at the roundabout take the third exit into Derby Road becoming Swadlincote Road, follow this road to the Clock Roundabout and take the third exit into High Street, travel along towards Ashby, at the traffic lights go straight ahead continue to follow until you come to Field Lane on our right hand side. Follow the lane until you come to the property on your right hand side, the property can be found clearly identifiable by our for sale board. SAT NAV USERS POSTCODE: DE11 7BT



## IMPORTANT INFORMATION

\*Mortgage advice available within our office\*

## GROUND FLOOR

### Entrance Hall

5'3" x 6'9" (1.60m x 2.06m)

### Cloakroom

3'11" x 6'3" (1.19m x 1.91m)

### Dining Room

11'6" x 10'2" (3.51m x 3.10m)

### Lounge

21'2" x 13'1" (6.45m x 3.99m)

### Kitchen

11'9" x 8'1" (3.58m x 2.46m)

### Rear Porch

5'3" x 9'0" (1.60m x 2.74m)

### Downstairs Shower Room

5'11" x 10'2" (1.80m x 3.10m)

## FIRST FLOOR

### Bedroom One

11'0" x 10'2" (3.35m x 3.10m)

### Bedroom Two

10'6" x 9'0" (3.20m x 2.74m)

### Bedroom Three

8'9" x 8'6" (2.67m x 2.59m)

### Bedroom Four

8'11" x 8'3" (2.72m x 2.51m)

## OUTSIDE



## Garden

Gravelled driveway. Detached garage. Decorative bedding plants and shrubs. Lawn. Greenhouse. Paved seating area. Outbuilding.



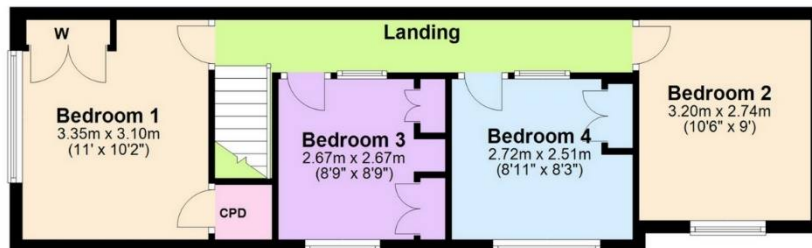
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		40	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			87
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.