

29 Oxford Street
Swadlincote, DE11 9ND
Offers over £230,000

lizmilsom properties

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** LIZ MILSOM PROPERTIES ** present "Ivanhoe Villa" – A Home Full of Potential! Built in 1895 and set on a substantial plot, this charming FAMILY HOME offers fantastic potential to create your forever home. Featuring a spacious 27'8" open-plan Lounge/Diner, breakfast Kitchen, original COLD STORE, four DOUBLE Bedrooms, Family Bathroom and additional ground-floor WC. Outside boasts OFF ROAD PARKING and an extended rear garden. A property full of character, space and opportunity offered with NO UPWARD CHAIN – early viewing is highly recommended!

- Charming 1895 Period Home
- 27'8" Lounge/Diner
- Cold Store/Larder/Cloaks
- Family Bathroom
- Private DRIVEWAY PARKING
- SUBSTANTIAL PLOT
- Breakfast Kitchen
- 4-DOUBLE Bedrooms
- Original character features
- Extensive private REAR GARDEN







Location
Located on Oxford Street in Church Gresley. There are local convenience shops within walking distance of the property in Church Gresley which include a Tesco Express store, hairdressers, carpet, café all within a short walk away as is the local Primary school and bus routes. Swadlincote town centre is only about five minutes away, the town has a an array of amenities including Supermarkets, shops, eateries and a cinema. Recreational activities include Greenbank Leisure Centre, Swadlincote Ski slope and Conkers are short drive away.

Ground Floor Overview
Set behind a small foregarden, Ivanhoe Villa is approached via a Reception Porch, providing a useful space for shoe and coat storage, which leads into the welcoming Entrance Hallway. Retaining plenty of original character, the hallway features an attractive stained-glass entrance door with matching side panelling, with stairs rising to the first floor and a further door leading into the spacious Lounge/Diner.

The impressive Lounge/Diner benefits from dual-aspect windows, including a walk-in bay window to the front elevation, allowing plenty of natural light. Further features include carpeted flooring, an original brick-built fireplace and access to a useful walk-in pantry with separate larder including cold shelf.

A rear Inner Hallway, with an additional access door to the rear elevation, leads through to the Breakfast Kitchen. Fitted with a range of white wall and floor-mounted units, the kitchen also offers a side-facing window, sink and space and plumbing for appliances. A lovely feature is the original quarry tiled flooring, adding further period charm.

Completing the ground floor is a Cloaks Area leading to the Ground Floor WC, fitted with a two-piece suite and benefiting from a side-facing window.

First Floor Overview
The grand staircase rises to the first-floor landing, from which all first-floor accommodation leads. A particularly appealing feature of Ivanhoe Villa is that all four bedrooms are generous double rooms, comfortably accommodating double beds and additional bedroom furniture.

Two of the bedrooms overlook the front elevation, whilst the remaining two enjoy views to the rear. Bedroom Four further benefits from a large built-in storage cupboard/wardrobe area, providing excellent additional storage.

Completing the first-floor accommodation is the Family Bathroom, fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin.

Entrance Porch

Reception Hallway
18'6" x 5'10" (5.66m x 1.79m)

Lounge/Diner
27'8" x 12'10" (8.45m x 3.92m)

Pantry
6'0" x 4'7" (1.84m x 1.41m)

Larder Cupboard
8'8" x 2'10" (2.66m x 0.88m)

Breakfast Kitchen
12'11" x 10'11" (3.95m x 3.34m)

Rear Inner Hallway
7'1" x 4'6" (2.17m x 1.39m)

Stairs to First Floor & Landing

Principal Bedroom
13'2" x 12'11" (4.03m x 3.95m)

Bedroom Two
13'0" x 12'2" (3.97m x 3.71m)

Bedroom Three
12'11" x 11'5" (3.95m x 3.48m)

Bedroom Four
9'10" x 8'2" (3.01m x 2.50m)

Large Cupboard
6'7" x 3'5" (2.01m x 1.05m)

Family Bathroom
9'7" x 9'3" (2.93m x 2.83m)

Outside - Overview
Ivanhoe Villa occupies an impressive and extensive plot, set back from the road behind a small foregarden with attractive wrought iron fencing, leading to the front entrance door and private side driveway.

The driveway provides ample off-road parking and continues through to the rear of the property and garden. There are also a number of useful outbuildings, including the original coal house.

The generous rear garden offers a delightful combination of lawned areas, established fruit trees and boundary fencing. The garden continues to open up into a further substantial lawned area, complete with greenhouse, providing plenty of space for outdoor entertaining, gardening or family enjoyment.

A particularly appealing feature is that the garden is not overlooked, offering a wonderful degree of privacy and potential to create a truly special outdoor space.

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*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.


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BASEMENT
969 sq.ft. (90.0 sq.m.) approx.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

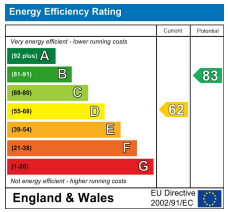


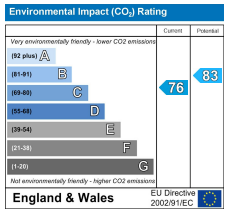
TOTAL FLOOR AREA : 1713 sq.ft. (159.2 sq.m.) approx.

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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Directions

For SatNav purposes follow DE11 9ND





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COUNCIL TAX

Band: B
The vendor informs us that the property is Flying Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



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