



**14 Mansfield Close  
Swadlincote, Derbyshire DE11 8NA**

**Asking price £225,000**

## Exterior

\*\*\*\* superb detached home with character\*\*\*\*

Delightful traditional detached property having two bedrooms (formally three) with gas central heating and double glazing. The accommodation briefly comprises: Porch, entrance hall, good sized lounge with bayed window, dining kitchen, 15' pantry, conservatory and to the first floor: Landing, Master bedroom formally 2 separate bedrooms, second bedroom and bathroom with shower. Good sized plot with lawned gardens to front, patio garden and garage. Viewing highly recommended.

## Kitchen

2'7" x 11'1" (0.79 x 3.40)

Dining kitchen 3.28m(10'9") x 3.94m(12'11") with double glazed window to the rear, double glazed door to the rear, stainless steel sink unit with mixer tap set into a roll edge work surface with a range of cupboard and drawer base units beneath, four burner electric halogen hob, double electric oven, wall mounted units, quality flooring, pendant light point, radiator.

- Built in dishwasher.

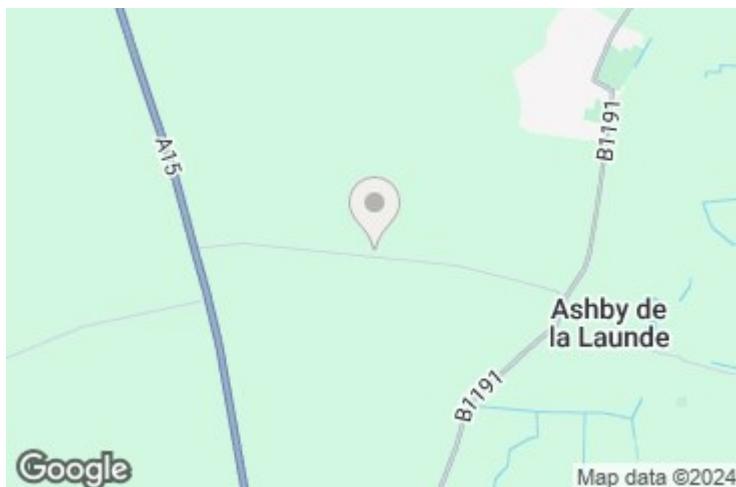
Large walk in pantry 0.79m(2'7") x 3.40m(11'2")

with fitted shelving.

## Lounge

8'2" x 17'4" (2.5 x 5.3)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient, lower running costs	Excellent	Very environmentally friendly, lower CO <sub>2</sub> emissions	Excellent
at least A		Very good	
B		Good	
C		Standard	
D		Standard	
E		Standard	
F		Standard	
G		Standard	
Performance efficient, higher running costs		Performance efficient, higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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