















Elm Grove, Moira, Swadlincote,
Leicestershire, DE12

Offers Over: £220,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: C
EPC Rating: C
Local Authority: North West Leicestershire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A four-bedroom semi-detached house for sale in Moira offering generous family space, a terraced rear garden and excellent transport links, with clear scope for modernisation and no onward chain.

Description
For sale: a FOUR-bedroom semi-detached house in the popular village of Moira, near Swadlincote. Offered with no chain, this property provides generous family accommodation and clear scope for modernisation.

The ground floor offers a good-sized front reception room with large window, gas fire and built in alcove storage. There is a spacious kitchen. The kitchen currently features extensive worktop space, ample base and wall units and tiled flooring, with room to reconfigure to suit individual needs. There is direct access to the rear garden.

Upstairs are four bedrooms, all with radiators and uPVC-style windows, providing flexible space for families or those needing a home office. The bathroom includes a white suite with shower over bath and tiled walls. Décor throughout is dated, giving buyers an ideal opportunity to refurbish to their own taste while benefiting from an EPC rating of C and Council Tax band C.

Outside, the rear garden is terraced with paved and lawned areas, planting beds and a garden shed, offering a private outdoor space that could be further landscaped.

Moira is well placed for access to the National Forest, including Moira Furnace and Conkers, as well as village shops, cafés and primary schooling. Swadlincote town centre is a short drive for supermarkets and additional amenities. The property is convenient for the A42 and A444, linking to Ashby-de-la-Zouch, Burton upon Trent, Leicester and Birmingham. Rail services are available from Burton upon Trent, with direct trains to Birmingham in around 25 minutes and Derby in around 20 minutes, making this an appealing option for commuters seeking a project with strong long-term potential.

Entrance Hall
20' x 3'2" (6.1m x 0.97m)
Spacious entrance hallway with stairs leading off to the first floor.

Cloakroom/Wc
6'10" x 2'6" (2.08m x 0.76m)
Separate Wc

Bathroom
8'8" x 6'2" (2.64m x 1.88m)
The bathroom has a spa bath and a pedestal wash stand.

Lounge
16'11" x 11'3" (5.16m x 3.43m)
Family lounge.

Kitchen/Dining Room
19'5" x 11'3" (5.92m x 3.43m)
The kitchen is very spacious and well fitted with oak style wall and base units. There is ample space for a dining table.

Rear Hall

Store
7'10" x 3'5" (2.4m x 1.04m)

On the first floor:

Main Bedroom
16'1" x 9'7" (4.9m x 2.92m)
Main double bedroom.

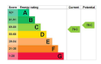
Bedroom Two
14' x 11'4" (4.27m x 3.45m)
Double bedroom with a store cupboard.

Bedroom Three
10'4" x 7'10" (3.15m x 2.4m)
Small double bedroom.

Bedroom Four
8'3" x 6'8" (2.51m x 2.03m)
Single bedroom.

Outside
There is a small garden area to the front of the property.

Garden
The rear garden is laid to lawn with a shed and is relatively private.



For full EPC please contact the branch.



Total floor area: 111.2 sq.m. (1,196 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

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.