





\*\*\*\* CHARACTER COTTAGE \*\*\*\*

Beautiful cottage in the picturesque village of Shardlow, the property is offered for sale with no upward chain and in brief offers a lounge with dining area, fitted kitchen with fitted oven and hob. Two first floor bedrooms and a shower room. Private and enclosed garden and parking to the front.

This charming cottage is ideal for buyers looking to enjoy village life with character features throughout.

Shardlow is a historic canal village, renowned as Britain's most complete surviving inland port, offering a unique blend of heritage and waterside living. The village benefits from a selection of pubs, restaurants, and scenic walks along the Trent & Mersey Canal, while also providing excellent transport links to Derby, Nottingham, and beyond.



## LOUNGE

Entrance door into the hall with a feature log burner with tiled hearth and a beam mantle, upvc double glazed window and a radiator.

## DINING AREA

Radiator, window and door into the kitchen, under stairs storage cupboard and a door to the stairs.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor hood. Plumbing and space for a washing machine and further appliance spaces, upvc double glazed window and door to the rear and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Feature cast iron fireplace, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and a radiator.

## SHOWER ROOM

Enclosed corner shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

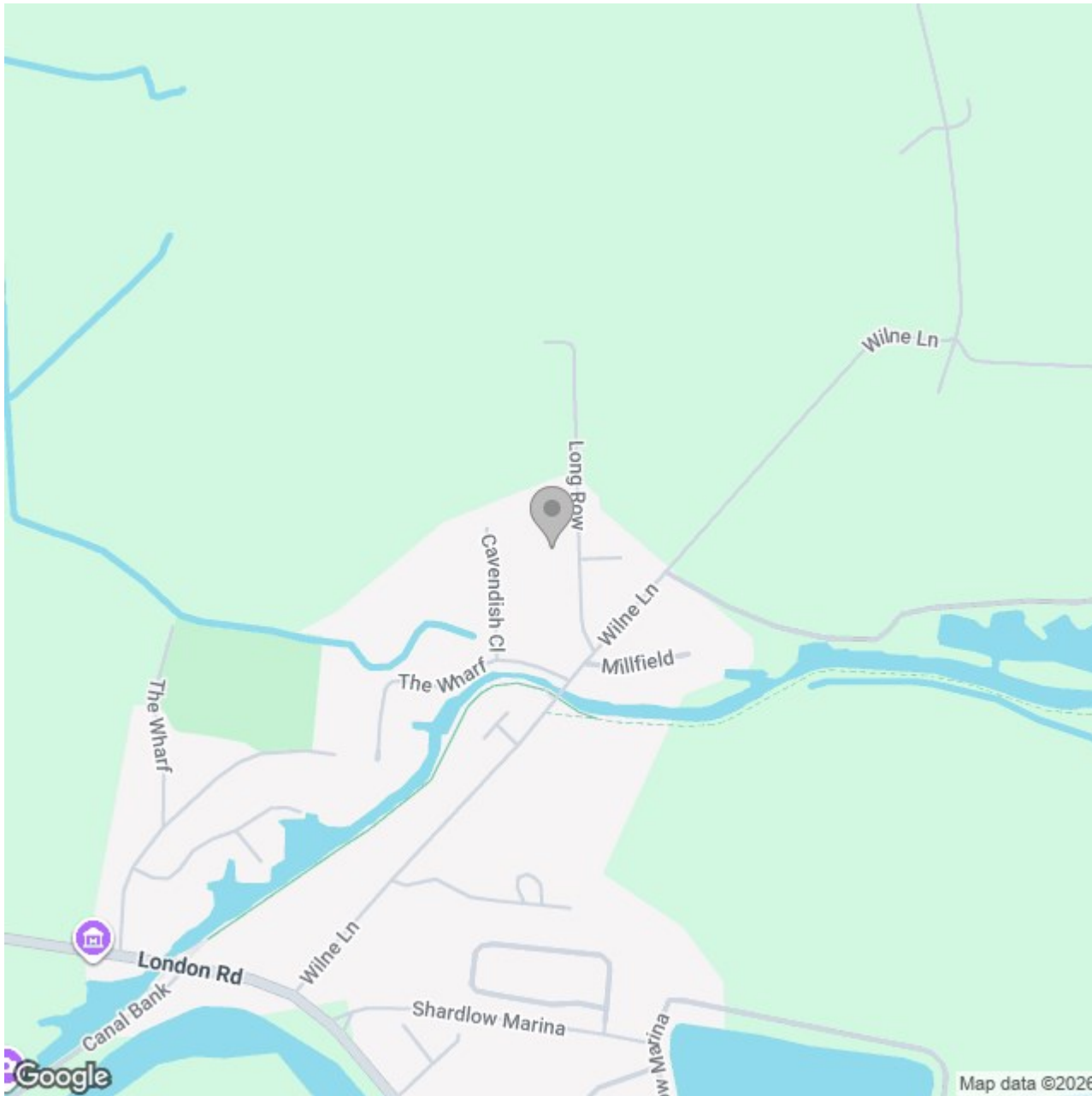
## OUTSIDE

Enclosed front garden with a lawn and sating area. Front parking.









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	