

80 Main Street, Swadlincote, DE11 8EN

£825 PCM





ABODE Lettings are pleased to offer this beautifully updated and well-maintained two-bedroom mid-terrace property presents an excellent opportunity for those seeking a comfortable home. The accommodation is generously sized, offering a welcoming living space across two floors. On the ground floor, you'll find a bright and airy lounge, a separate dining room perfect for family meals or entertaining, and a fully fitted kitchen with ample storage and worktop space.

Upstairs, there are two good-sized double bedrooms, providing plenty of room for rest and relaxation, as well as a modern bathroom. The property also boasts off-road parking at the front, making it convenient for residents and visitors alike. To the rear, you'll find a private and well-proportioned garden, ideal for outdoor entertaining or simply enjoying some fresh air in a peaceful setting.

Situated in the popular area of Albert Village, this property is ideally located with easy access to local amenities, shops, and transport links. Plus, the picturesque Albert Village Lake is just a short walk away, offering scenic views and a tranquil environment.

This property is available immediately and comes unfurnished, offering you the perfect opportunity to add your own personal touch. With its prime location, spacious living areas, and modern features, this home is a must-see! Available July 2026 – unfurnished.







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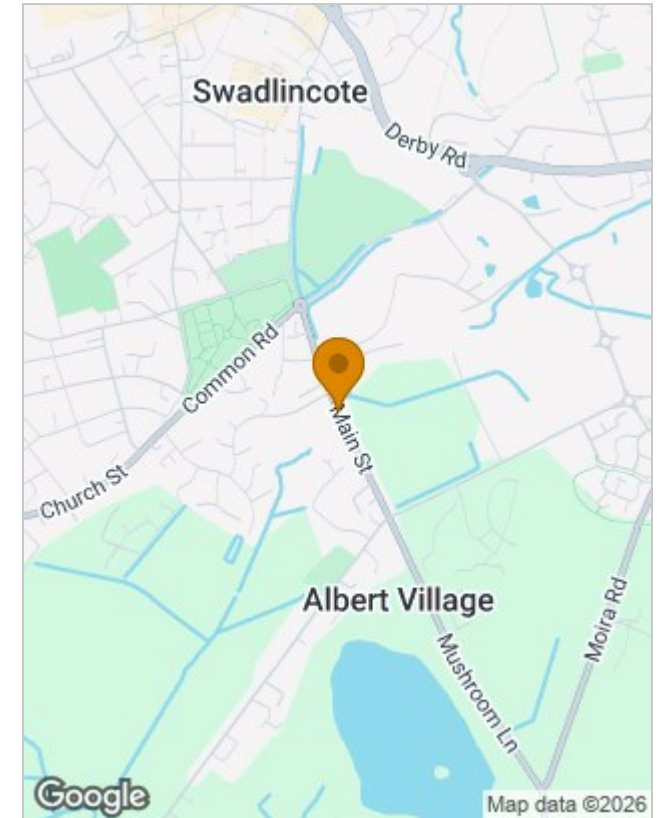


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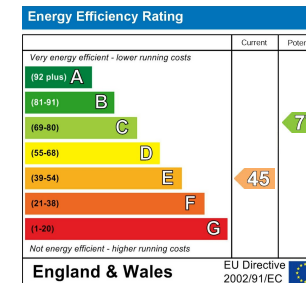
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

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.