

Grange Road

Newhall, Swadlincote, DE11 0SZ



A lovely detached two bedroom bungalow perfect for those seeking to downsize and retire. Situated in a delightful cul-de-sac location with good expanse of resin driveway, carport, detached single garage, two bedrooms, smart fitted kitchen, lounge/diner plus conservatory with views over low maintenance garden.

£245,000

John German

This well presented detached bungalow available with the advantage of no upward chain, offers a fantastic layout in a cul-de-sac location handy for a wide range of amenities. Set behind a good expanse of resin driveway with planted borders providing ample off road parking and gates opening into a good size carport, previously used as a seating area. This gives access to the garage with timber front entrance doors and leads around into the rear garden which is perfectly designed for lower maintenance with a resin terrace to match the frontage and carport, together with borders.

Aside entrance door opens into an L shape entrance hallway with doors leading off. To the right the property has a well appointed kitchen equipped with a range of base and eye level units with work surfaces over with sink and drainer unit, window framing views across the garden, integrated oven, hob and extractor, space for a washing machine and fridge freezer and tiled floor.

Further along the hallway, the property has a lounge/dining room with a fire surround providing the focal point and concertina opening doors into a conservatory, perfect for enjoying views of the garden with French doors out to rear, radiator and air conditioning unit.

The property has two bedrooms, the master bedroom is a generous double with fitted mirrored wardrobes across one wall and window framing views to front. The good size second bedroom also has views to front. Both of these bedrooms share a lovely fitted shower room with a suite comprising corner shower cubicle, fitted vanity unit with inset wash basin, concealed cistern WC and cupboards providing useful storage, part tiled walls and window to side.

Agents note: Probate has been granted.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive, carport & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/12092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German

Approximate total area⁽¹⁾

1039.69 ft²

96.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-90	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent