

# 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.

£235,000

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 cubide, 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
**Our Ref:** JGA/12092024

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Approximate total area<sup>®</sup>  
1039.69 ft<sup>2</sup>  
96.59 m<sup>2</sup>

(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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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John German

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

01283 512244

burton@johngerman.co.uk

## Agents' Notes

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## Referral Fees

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