



HOPKINS & DAINTY

ESTATE AGENTS



The Leys, Swadlincote, DE11 0TZ

£250,000

**** OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this most spacious three bedroom detached house, coming to the market with no upward chain and ready to move into. In brief the property has to offer: Entrance hall, lounge with bay window, kitchen/diner with walk in pantry and a fabulous 'P' shaped large conservatory overlooking the rear garden. To the first floor there are three bedrooms and a bathroom. Outside the property occupies a generous plot with a detached garage to the side, rear garden and generous frontage providing ample off road parking. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance hall



With built in cupboard, window to the side, radiator, door to:

Lounge 15'11" x 9'10" (4.87 x 3.02)



With bay window to the front, radiator, fireplace with inset gas real coal effect fire.

Kitchen/diner 19'7" x 9'4" (5.98 x 2.87)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset one

and a half bowl stainless steel sink unit and drainer, fitted eye level electric oven and grill, electric hob, appliance space for washing machine and dishwasher, ceramic tiled flooring, radiator, window to the rear, door leading to the walk in pantry, double opening French doors leading into the conservatory and single door into:

Conservatory 21'7" x 8'8" (6.58 x 2.65)



With sliding patio doors to the rear opening on to the rear garden.

The first floor



With window to the rear.

Bedroom One 11'4" x 9'8" (3.46 x 2.95)



With a range of fitted bedroom furniture, window to the front, radiator.

Bedroom Two 11'2" x 9'7" (3.42 x 2.93)



With window to the front, radiator.

Bedroom Three 9'10" x 7'8" (3.01 x 2.36)



With window to the rear, radiator.

Bathroom



Fitted with a four piece suite comprising: corner panelled bath, shower cubicle, W.C., pedestal wash hand basin, tiled walls and floor, window to the rear.

Outside



The property occupies a generous plot with a block paved frontage providing ample off road parking and access to the garage. Two side gated access leads to the rear garden which has artificial lawn, patio and flower beds.

Garage 21'2" x 12'2" (6.46 x 3.71)



With up and over door, power, lighting, windows to the side and rear and side service door.

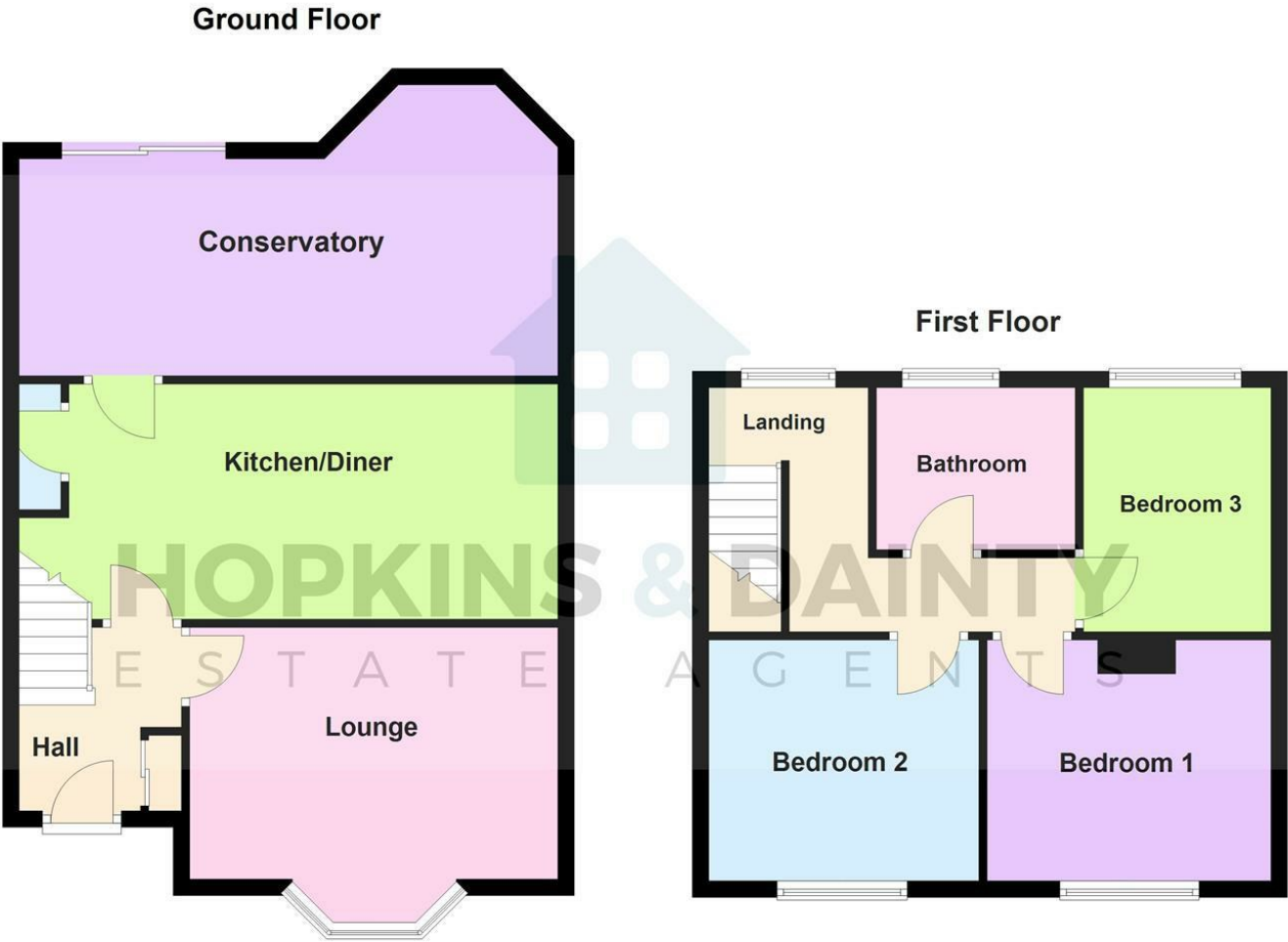
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

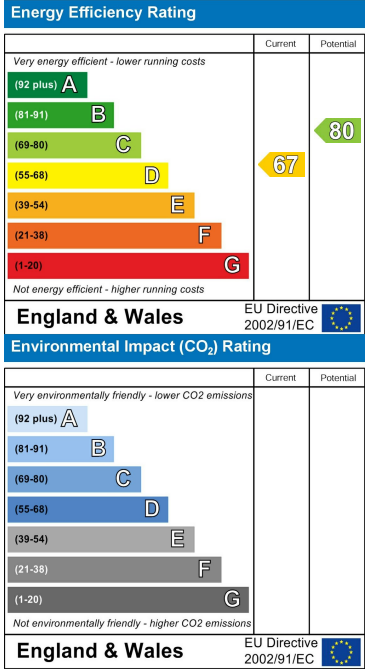


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.