



53 St. Johns Drive

Newhall | DE11 0SU | Guide Price £240,000

**ROYSTON
& LUND**

- Guide Price Range £240,000 - £250,000
- Large Lounge/Dining Room
- Modern Kitchen
- Low Maintenance Garden
- Freehold - EPC Rating B
- Detached House In Newhall
- Three Bedrooms
- D/S WC - Bathroom
- Driveway Leading To Garage
- Council Tax Band C





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Royston & Lund are pleased to offer this well-presented detached family home situated in Newhall. Newhall is a village in the South Derbyshire district of Derbyshire, England. The village of Stanton and town of Swadlincote are nearby. The amenities nearby include Coronation Park, well-regarded schools and nearby shops.



Upon entering the property you are greeted by the welcoming entrance hall which provides access to the accommodation over both floors including a ground floor WC. The lounge/dining room is the heart of the property and is an excellent sized L-shaped room for the family. The dining area includes doors in the garden. Lastly, the kitchen includes a modern range of units and integrated appliances.

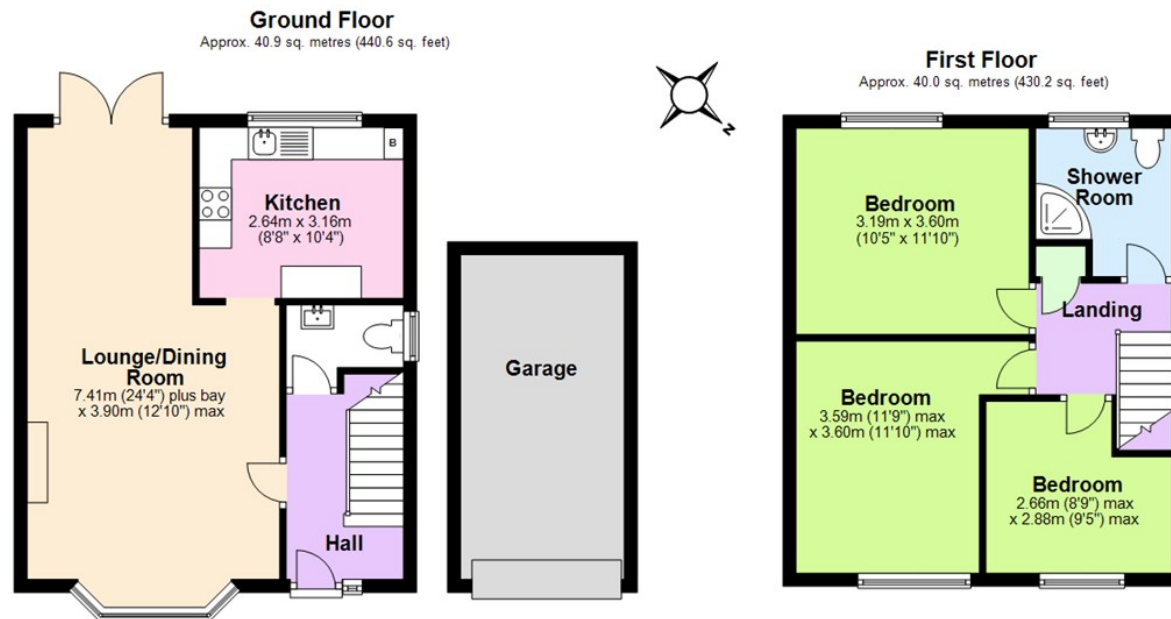
To the first floor there are three good-sized bedrooms. The bedrooms are complemented by the shower room which includes a large shower, wash basin and a WC.

Outside, there is a driveway which leads to a detached garage. To the rear there is a nicely-sized garden which is fairly low maintenance and includes a patio space and various plants/shrubs.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 80.9 sq. metres (870.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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