



29 Leawood Road

Midway | DE11 7PN | Guide Price £300,000

**ROYSTON
& LUND**

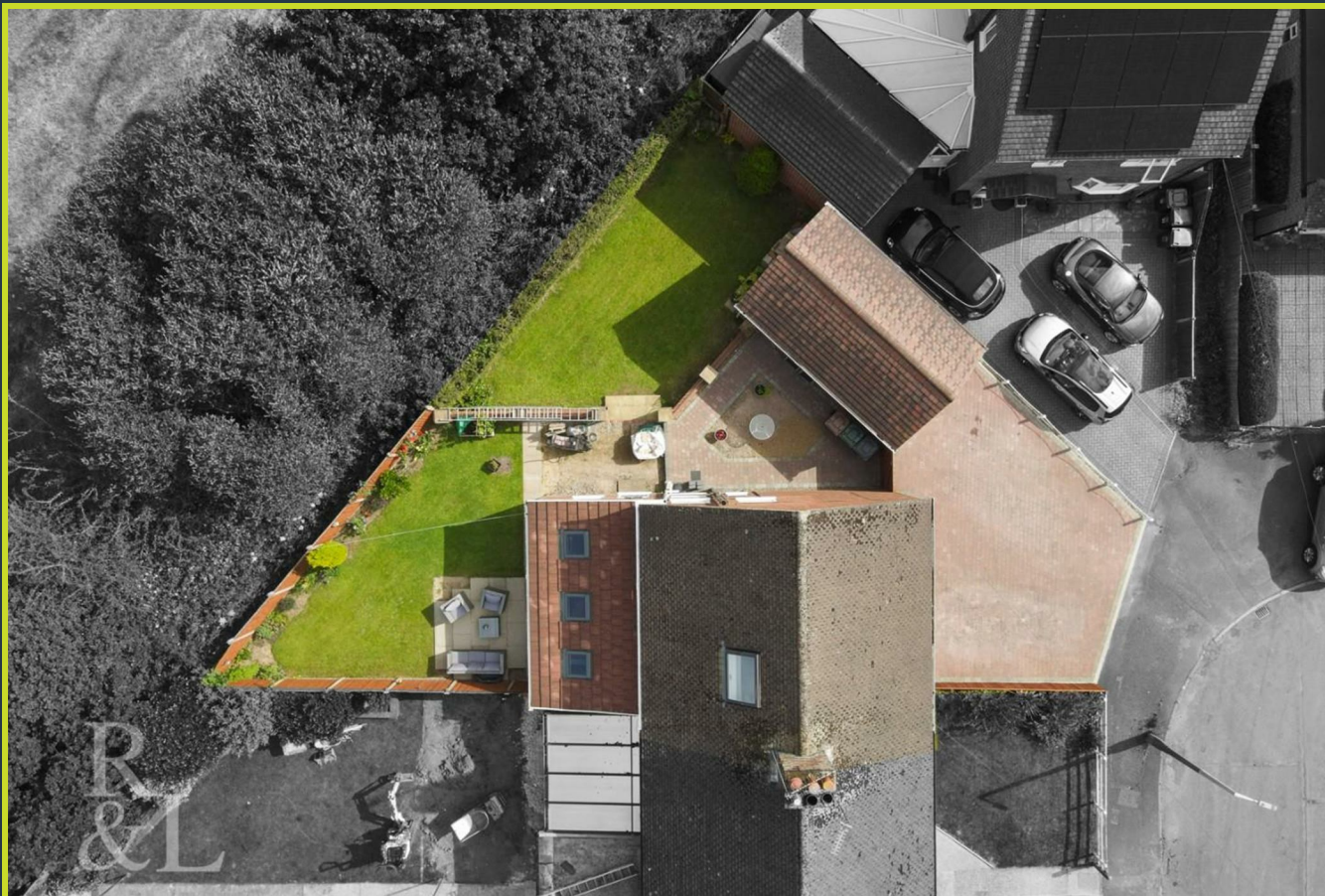
- Guide Price of £300,000 - £310,000
- Countryside Views
- Newly Fitted Kitchen + Utility Room
- Four Bedrooms
- EPC Rating D
- Extended Semi-Detached Home With Loft Conversion
- Ample Off Street Parking + Single Detached Garage
- Open Plan Living
- Freehold
- Council Tax Band B





Guide Price of £300,000 - £310,000

Royston and Lund are delighted to bring to the market this well positioned three storey extended semi-detached home in Midway, Swadlincote. Situated towards the end of a cul sac and backing onto fields with lovely views out the rear, this property has been recently extended and has a loft conversion. Situated within close proximity of local amenities, as well as fantastic transport links for the M42, Ashby de la Zouch and Burton on Trent.



Entering into the hallway that benefits from built in storage, there is access into the lounge, utility room and stairs to the first floor. The ground floor has an open plan feel with a bay fronted lounge area, dining area and an opening into a newly fitted kitchen in the extensions that runs the width of the property and benefits from a range style cooker, fridge and dishwasher with a separate utility room that has space for further freestanding appliances and an integrated freezer.

To the first floor there are two double bedrooms, a single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the first floor there is a further bedroom with a sky light window with views over the fields.

To the front of the property there is ample off street parking and a single detached garage with secure gated access downs the side. To the rear there is a landscaped garden with patio area, lawn and hedged/fenced boundaries.

**The current owners are in the process of finishing off the utility room and the rear garden.

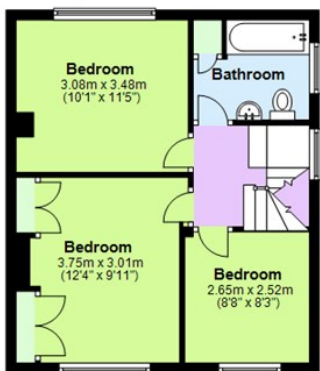
Ground Floor

Main area: approx. 58.5 sq. metres (629.7 sq. feet)
Plus garage: approx. 21.0 sq. metres (226.0 sq. feet)



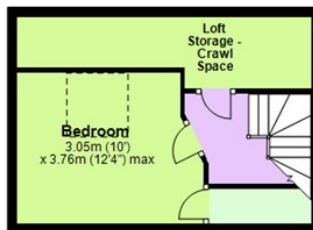
First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Second Floor

Approx. 16.9 sq. metres (182.4 sq. feet)



Main area: Approx. 116.5 sq. metres (1254.1 sq. feet)
Plus garages: approx. 21.0 sq. metres (226.0 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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 (CO₂) 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

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.

ROYSTON & LUND