



Ticknall Road, Hartshorne, Swadlincote

 2  1  0

£210,000



Key Features

- Semi Detached Bungalow
- Two Bedrooms
- No Upward Chain
- Sought After Village Location
- Off Road Parking & Garage
- Enclosed Rear Garden
- EPC rating E
- Freehold





*** Must Be Seen To Be Appreciated *** Newton Fallowell are pleased to be able to offer for sale this two bedroomed semi detached bungalow offered with immediate vacant possession set within the sought after village of Hartshorne. The accommodation in brief comprises: - entrance hall, lounge diner, kitchen, utility/rear porch room, two bedrooms and shower room. The property itself sits within a good sized plot with large front garden, off road parking and garage to the front and to the rear is a fully enclosed garden with large patio and lawned area. There is a very good bus service which leads directly to Swadlincote & Derby.

Accommodation In Detail

Upvc door with frosted double glazed side panel leading to:

Entrance Hall

having doorbell chime and one central heating radiator.

Lounge 4.75m x 3.62m (15'7" x 11'11")

having open fire with tiled hearth and wooden surround, BT point, thermostat for central heating, tv aerial point, one central heating radiator and floor to ceiling single paned wooden window with secondary glazing.

Kitchen 2.45m x 2.53m (8'0" x 8'4")

having range of base and wall mounted cupboards with laminate work surface, electric oven, four ring calor gas hob with extractor over, composite sink and drainer with mixer tap, breakfast bar, space for washing machine, calor gas fired central heating boiler, tiled splashback, Upvc double glazed window to side elevation and wooden single paned door leading to:

Utility Area 2.05m x 1.07m (6'8" x 3'6")

having space for fridge/freezer and tumble dryer, large Upvc double glazed window to rear elevation and Upvc double glazed door leading out to the rear.

Bedroom One 3.3m x 3.63m (10'10" x 11'11")

having one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.45m x 2.74m (8'0" x 9'0")

having Fibre Broadband box, one central heating radiator and Upvc double glazed window to front elevation.

Shower Room 2.45m x 1.88m (8'0" x 6'2")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with aqua panel walls and electric shower together with glass shower screen, built-in storage cupboard housing hot water cylinder, access to loft space, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property there is a good sized front garden which is mainly laid to lawn and bordered by hedgerow with mature bushes and fence. A tarmacadam driveway provides parking for one vehicle and leads to the detached garage which has electric. To the rear is an enclosed garden with a good sized patio for entertaining, lawned area, bbq area, a hard standing area for a shed and a further hard standing area with the propane gas cylinders.

Services

All mains services except gas are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

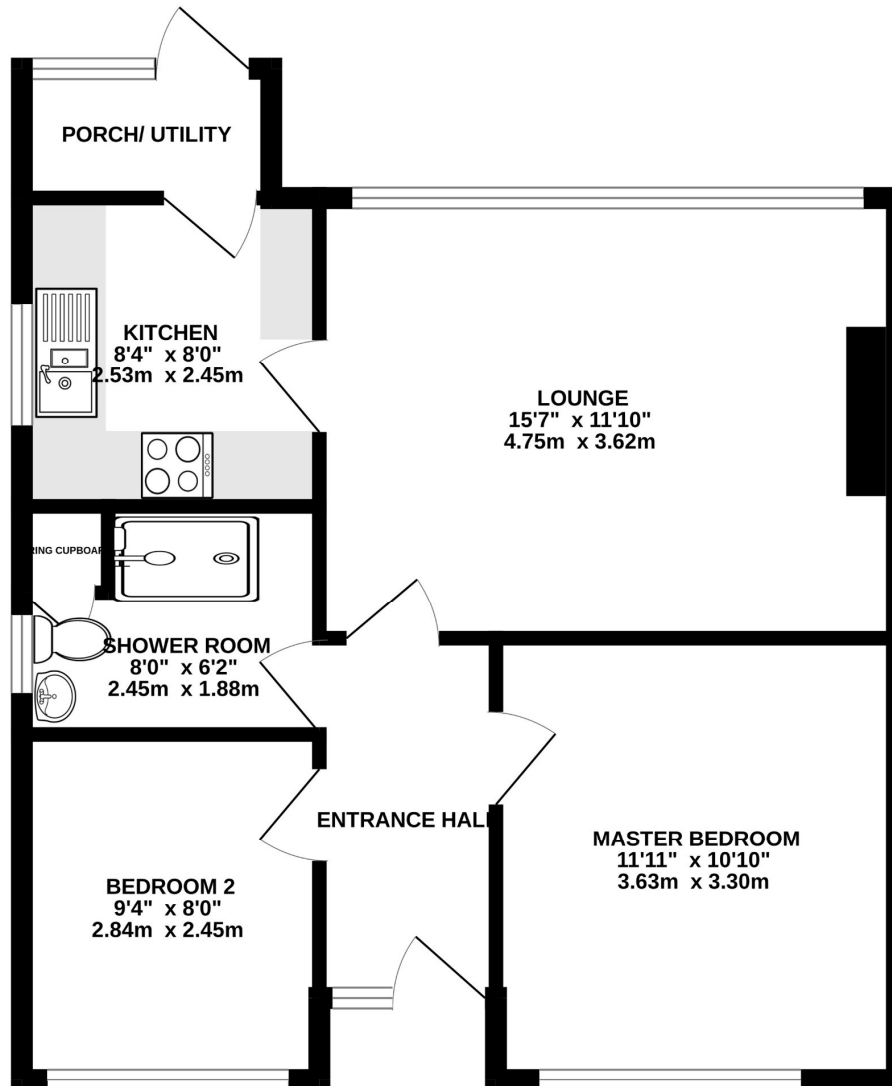
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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