



Midway Road, Swadlincote



£280,000



Key Features

- Impressive Detached Bungalow
- Popular Residential Location
- Fabulous Mature Private Garden
- Two Double Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Beautifully Appointed Re-Fitted Wet Room
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented traditional detached bungalow located in a popular and convenient position and standing upon a generous mature garden plot. Internally the accommodation comprises: - open canopied entrance, entrance hall, good sized sitting room, breakfast kitchen with lean-to garden room off, two double bedrooms and a beautifully recently re-fitted wet room. Outside to the front a sweeping driveway provides ample parking and leads to the attached garage and to the rear is a lovely mature garden which offers great privacy and seclusion.

Accommodation In Detail Open Canopied Entrance

having obscure Upvc double glazed entrance door opening into:

Entrance Hall

having quality fitted laminate flooring, fitted dado rail, coving to ceiling, one central heating radiator and fitted smoke alarm.

Reception Room 3.2m x 4.84m (10'6" x 15'11")

having quality fitted laminate flooring, feature fireplace with marble backplate and hearth, one central heating radiator, fitted wall light points and large Upvc double glazed picture window overlooking the landscaped rear garden.

Breakfast Kitchen

having a good range of oak fronted base and wall mounted units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, one central heating radiator, plumbing for washing machine, cream Terrazzo tiled floor and half obscure double glazed door leading to:

Side Conservatory/ Garden Room 2.7m x 1.95m (8'11" x 6'5")

having tri-polycarbonate panelled roof, Upvc double glazed window lights, half obscure door to rear and courtesy access door to garage,

Master Bedroom 3.68m x 3.64m (12'1" x 11'11")

having one central heating radiator and Upvc double glazed bow window to front elevation with integrated blinds.

Bedroom Two 3.2m x 3.07m (10'6" x 10'1")

having one central heating radiator and Upvc double glazed bow window to front elevation with integrated blinds.

Sumptuously Appointed Bathroom

having a modern newly fitted suite comprising wall mounted was basin with waterfall mixer tap, low level wc, shower wet room area with integrated drainage, full tiling complement to walls and floor, low intensity spotlights to ceiling, fitted extractor vent and full height storage cupboard housing fitted condensing combi Worcester gas fired central heating boiler.

Outside

A sweeping red tarmacadam driveway provides parking which leads to an attached garage. There is a mature fore garden set behind a Yew hedge with mature borders. To the rear is a large flagged patio, beyond which lies a fabulous well screened, private, mature garden featuring mature shrubs and trees. The garden offers lovely seclusion and privacy. There is a deep eaves overhang across the back of the property which provides a sheltered seating area. A greenhouse is erected at the top tier of the garden.

Garage 4.83m x 2.47m (15'10" x 8'1")

having up and over door, electric light and power.

Services

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

Measurement

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

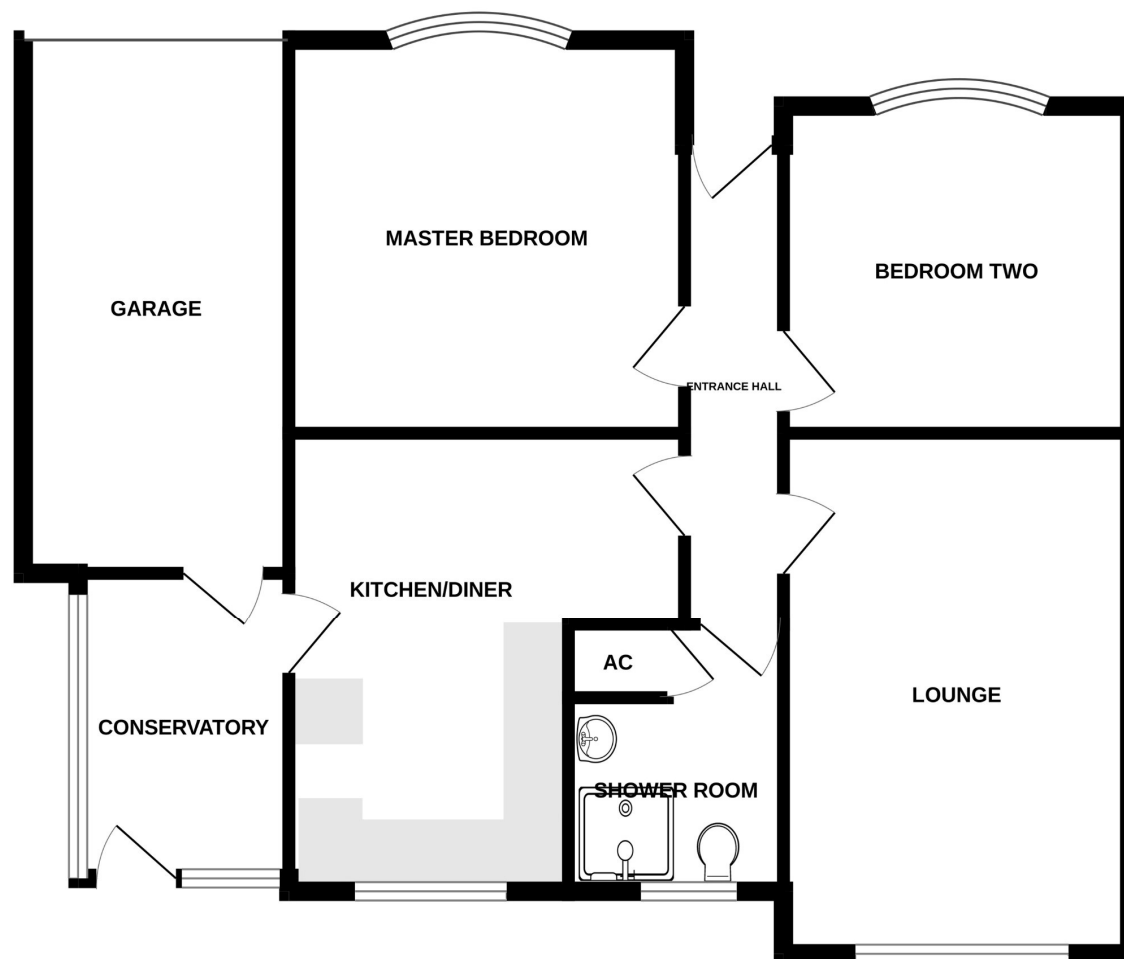
Tenure

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

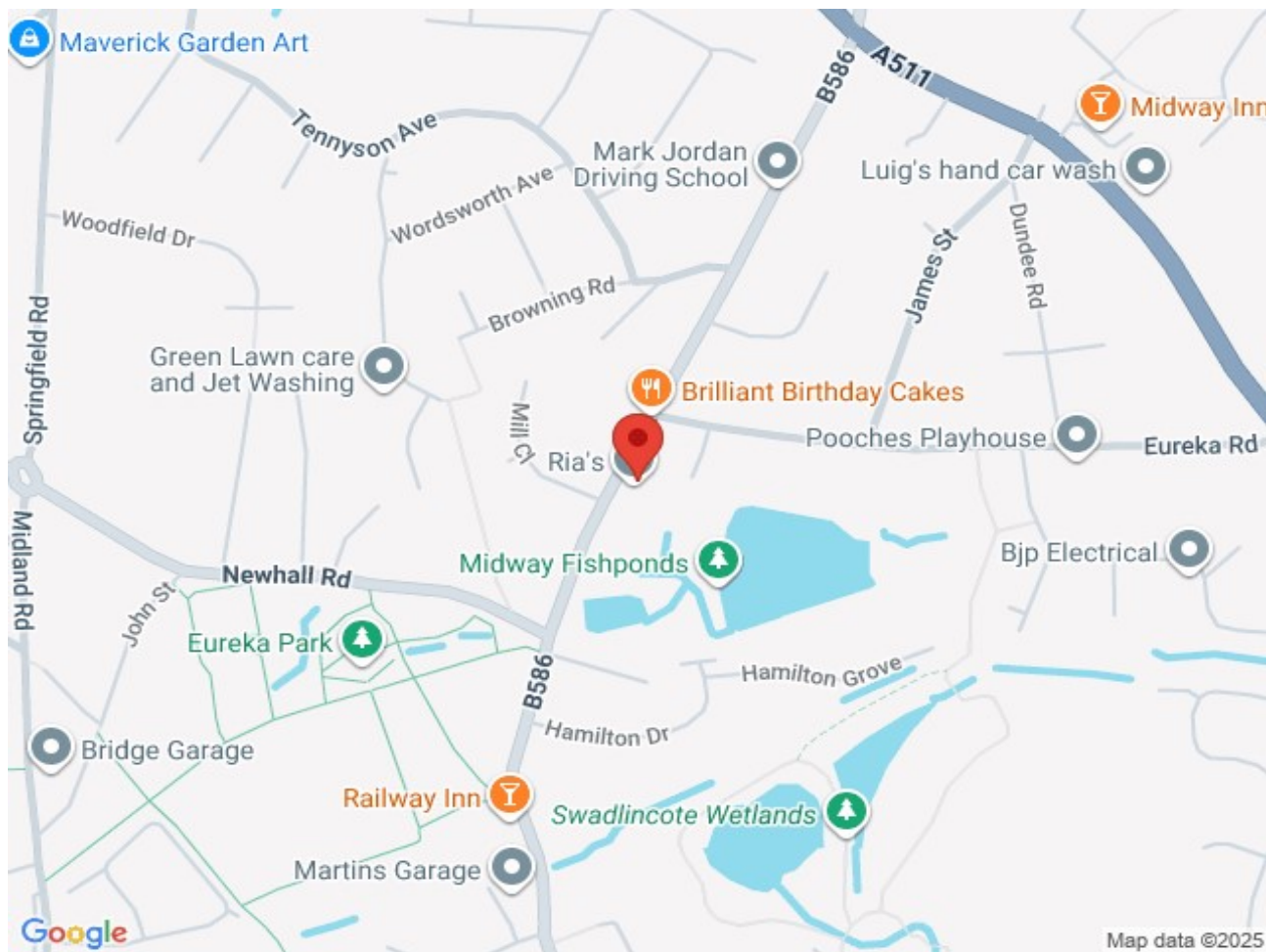
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		