



Meadow Lane, Newhall, Swadlincote,  
Derbyshire





£145,000



## Key Features

- Two Bedroomed Semi Detached Home
- No Upward Chain
- In Need Of Modernisation
- Off Road Parking
- Enclosed Rear Garden
- Sought After Residential Location
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed semi detached home on a residential estate in Newhall. Requiring modernisation throughout the accommodation in brief comprises: - lobby, breakfast kitchen, lounge and on the first floor a landing leads to two bedrooms and bathroom. Externally there is parking for two vehicles, front garden and a rear enclosed garden.

### Accommodation In Detail

Frosted double glazed door leading to:

#### Lobby

having one central heating radiator.

#### Kitchen 3.82m x 3.06m (12'6" x 10'0")

having range of base and wall mounted units, wood effect laminate working surface, sink and drainer with mixer tap, space for oven and washing machine, gas fired combination boiler, extractor fan and Upvc double glazed sliding doors leading to rear elevation.

#### Lounge 3.82m x 4.23m (12'6" x 13'11")

having staircase rising to first floor, gas fire with marble hearth and wooden surround, fuse board for electrics, one central heating radiator and Upvc double glazed bow window to front elevation.

### On The First Floor

#### Landing

having access to loft space and Upvc double glazed window to side elevation.

#### Master Bedroom 3.82m x 3.21m (12'6" x 10'6")

having built-in wardrobe, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 2.06m x 3.04m (6'10" x 10'0")

having built-in storage cupboard, overstairs storage cupboard, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bathroom 1.69m x 2.12m (5'6" x 7'0")

having low level wc, pedestal wash basin with brass taps, bath with brass taps and electric shower over, wood panelling to walls, one central heating radiator and frosted Upvc double glazed window to rear elevation.

### Outside

To the front of the property is a fore garden which is mainly laid to lawn with mature plants. To the side is a double length tarmac driveway providing parking for two vehicles and leading to the rear gate. To the rear is an enclosed garden with a paved patio area, lawned area and garden shed.

### 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

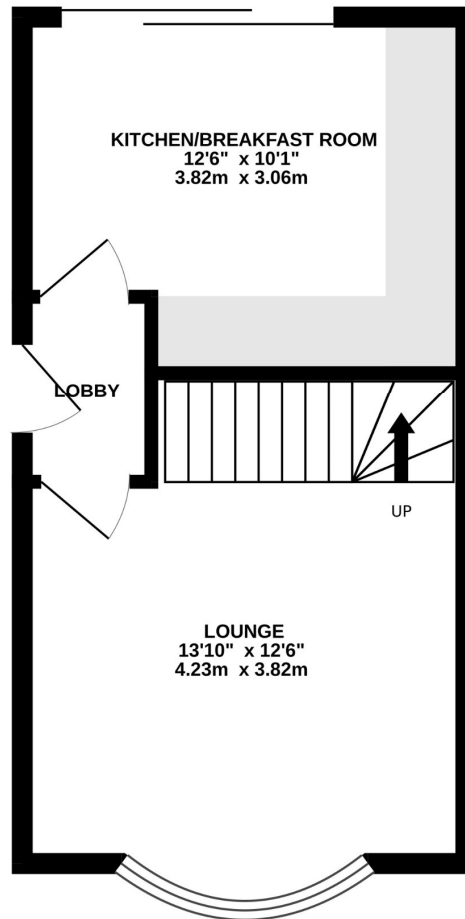
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

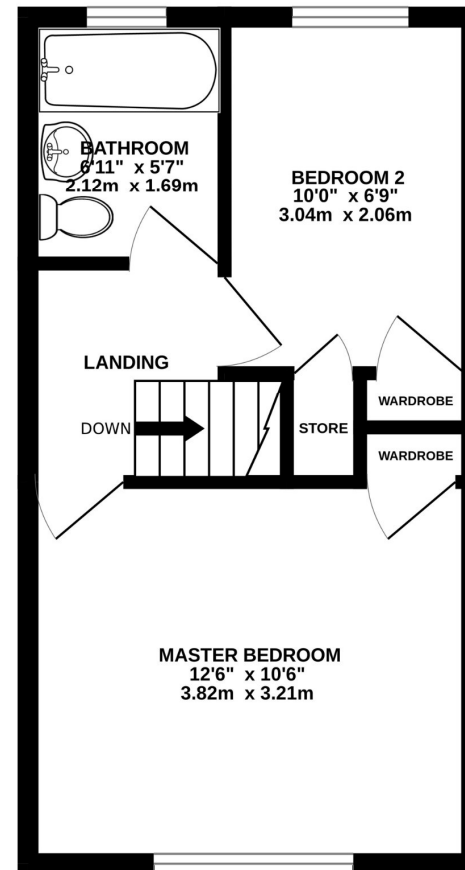
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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